

## 17 Mason Road High Farm, Wallsend, NE28 9ER

\*\* THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH \*\*

\*\* SEMI DETACHED HOUSE WITH TWO DOUBLE BEDROOMS \*\* MODERN REFITTED BATHROOM \*\*

STUNNING LOW MAINTENANCE LANDSCAPED GARDEN TO REAR \*\* OFF STREET PARKING \*\*

MODERN KITCHEN WITH INTEGRATED APPLIANCES \*\* ADDITIONAL WC \*\* BEAUTIFULLY PRESENTED \*\*

FANTASTIC FIRST TIME BUY \*\* COUNCIL TAX BAND A \*\* FREEHOLD \*\* ENERGY RATING C \*\*

Price £149,950

# 17 Mason Road

High Farm, Wallsend, NE28 9ER



- Semi Detached House
- Modern Refitted Bathroom & Additional WC
- Freehold
- Two Double Bedrooms
- Beautiful Landscaped Rear Garden
- Council Tax Band A
- Modern Kitchen With Integrated Appliances
- Off Street Parking To Front
- Energy Rating C

## Entrance

## Lounge

11'4" x 11'4" + bay (3.47 x 3.46 + bay)

## Kitchen/Diner

16'2" x 6'11" (4.93 x 2.11)

## Rear Lobby

## Bathroom

6'9" x 5'5" (2.06 x 1.66)

## Landing

## Bedroom 1

13'1" x 9'6" (4.00 x 2.91)

## Bedroom 2

9'6" x 8'10" (2.92 x 2.71)

## WC

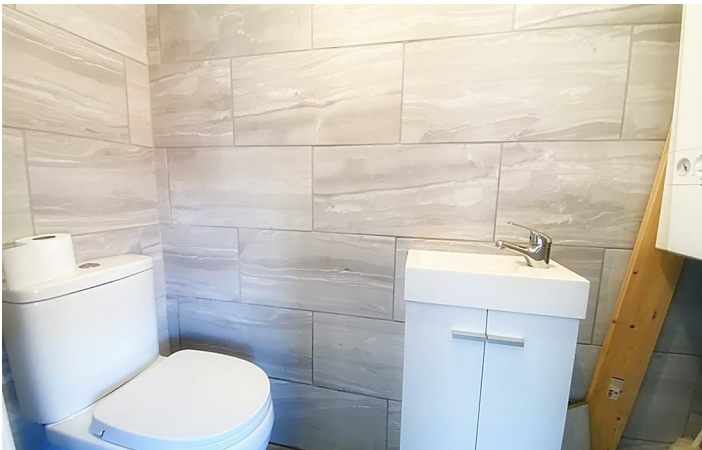
6'2" x 2'6" (1.90 x 0.77)

## External

## Broadband



## Directions







# Floor Plan

**Ground Floor**



**First Floor**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	