



## 41 Hollings Crescent High Farm, Wallsend, NE28 9LN

\*\* 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 \*\*

\*\* EXTENDED TWO BEDROOM SEMI DETACHED HOUSE \*\* FAMILY/DINING ROOM /OFFICE \*\*

CONSERVATORY \*\* BATHROOM & SHOWER ROOM \*\* LOVELY PRIVATE REAR GARDEN \*\*

OFF STREET PARKING FOR TWO VEHICLES \*\* POPULAR LOCATION \*\* GREAT FIRST TIME BUY

\*\* COUNCIL TAX BAND A \*\* FREEHOLD \*\* ENERGY RATING D \*\*

Offers Around £165,000

# 41 Hollings Crescent

High Farm, Wallsend, NE28 9LN



- Extended Two Bedroom Semi Detached House
- Bathroom & Shower Room
- Council Tax Band A
- Dining/Family Room/Office
- Lovely Rear Garden
- Freehold
- Conservatory
- Off Street Parking For Two Vehicles
- Energy Rating D

## Entrance

## Lounge

14'2" x 11'3" (4.33 x 3.42)

## Kitchen

7'3" x 16'4" (2.21 x 4.97)

## Bathroom

10'0" x 5'5" (3.06 x 1.64)

## Dining Room/Family Room

9'9" x 7'1" (2.98 x 2.17)

## Conservatory

9'8" x 9'9" (2.95 x 2.98)

## Landing

## Bedroom One

10'1" x 13'10" (3.07 x 4.21)

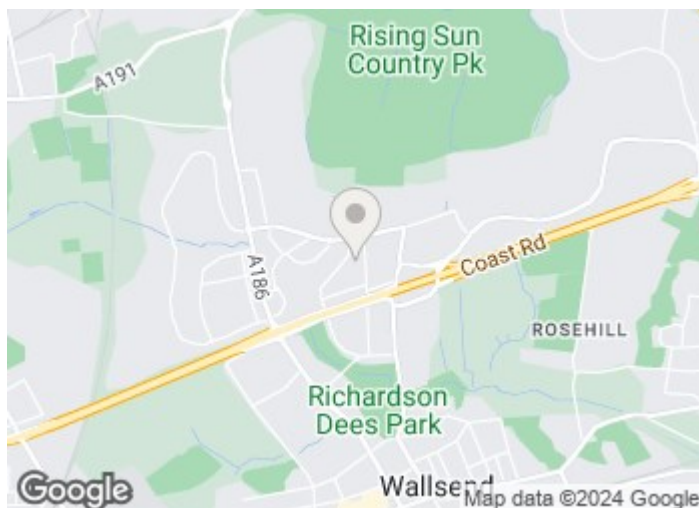
## Bedroom Two

9'8" x 9'0" (2.94 x 2.74)

## Shower Room

## External

## Broadband



## Directions

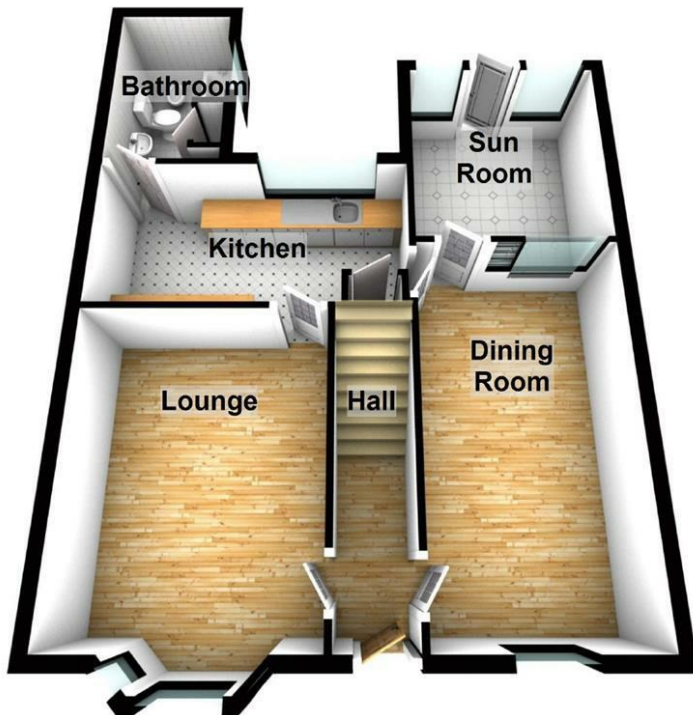






# Floor Plan

## 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			
(69-80) C			
(55-68) D		67	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	