



## 22 Collingwood Avenue High Farm, Wallsend, NE28 9LD

\*\* 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 BUNGALOW \*\* TWO DOUBLE BEDROOMS \*\* TWO RECEPTION ROOMS \*\*

VERSATILE ACCOMMODATION CAN BE THREE BEDROOMS IF REQUIRED \*\* OFF STREET PARKING \*\*

LOVELY GARDEN TO REAR \*\* BATHROOM & ADDITIONAL WC \*\* CLOSE TO LOCAL AMENITIES \*\*

CHAIN FREE \*\* COUNCIL TAX BAND B \*\* FREEHOLD \*\* ENERGY RATING D \*\*

Offers Around £179,950

# 22 Collingwood Avenue

High Farm, Wallsend, NE28 9LD



- Semi Detached Bungalow
- Bathroom With WC & Additional WC
- Chain Free
- Two Double Bedrooms
- Lovely Garden To Rear
- Council Tax Band B
- Two Reception Rooms
- Off Street Parking
- Energy Rating D

## Entrance Lobby

## Hallway

## Lounge

12'2" x 12'2" + bay (3.72 x 3.71 + bay)

## Dining Room

12'4" x 11'8" (3.76 x 3.57)

## Kitchen

11'5" x 9'5" (3.49 x 2.89)

## Bedroom 1

12'4" into robe x 10'4" + bay (3.77 into robe x 3.17 + bay)

## Bedroom 2

12'3" x 9'11" (3.75 x 3.04)

## Bathroom

7'7" x 6'2" (2.33 x 1.88)

## WC

4'1" x 2'5" (1.25 x 0.75)

## External

## Broadband



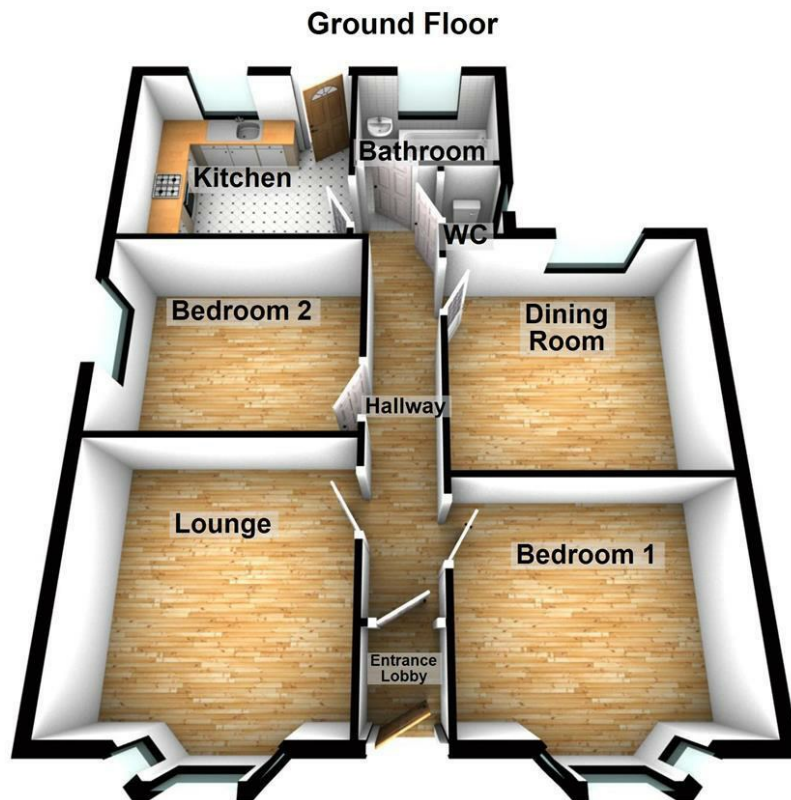
## Directions







# Floor Plan



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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	