

2 Springfield Gardens , High Farm, NE28 8AJ

**** 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 ****

**** CHAIN FREE ** FREEHOLD ** THREE BEDROOMS ** DRIVEWAY PARKING** GARDENS REAR, FRONT & SIDE ****

For sale with no onward chain, this FREEHOLD semi-detached house is situated at the top of Springfield Gardens and offers attractive accommodation. The ground floor has a living room with a dining area and a kitchen. Upstairs there are three bedrooms and a bathroom. The house occupies a corner plot and there are GARDENS to the front, rear and side, along with DRIVEWAY parking.

Springfield Gardens has easy access to local road and transport link, The Rising Sun Country Park, and for those with children, there are OFSTED rated "Good" schools locally. Council tax band A, Energy Rating C. Call next2buy Ltd to arrange a viewing - 0191 2953322.

Offers Around £150,000

2 Springfield Gardens

, High Farm, NE28 8AJ



- Freehold & No Onward Chain
- Sought After Location
- Council Tax Band A
- Gardens, Front,Rear & Side
- Driveway Parking
- Energy Rating C
- Large Corner Plot
- Three bedrooms

Entrance Hallway

Double glazed entrance door, storage cupboard, laminate flooring, stairs to the first floor landing, radiator.

Living Room & Dining Area

19'10" x 11'11" (6.05 x 3.64)

Double glazed window to the front elevation, wood burning stove fire, laminate flooring, double glazed French doors leading out to the rear garden, radiator.

Kitchen

9'2" x 6'7" (2.81 x 2.02)

Fitted with a range of base units with contrasting work surfaces over, integrated oven and hob, single drainer sink unit, tiled splashbacks, tiling to floor and double glazed window.

Stairs to First Floor

Double glazed window, access to the loft.

Bedroom 1

11'8" x 11'5" (3.58 x 3.50)

Double glazed window, radiator.

Bedroom 2

9'9" x 7'10" (2.98 x 2.39)

Double glazed window, radiator.

Bedroom 3

7'10" x 7'1" (2.39 x 2.16)

Double glazed window, radiator.

Bathroom

8'6" x 4'1" (2.60 x 1.27)

Fitted with a three piece suite comprising; bath with shower over, low level WC and was hand basin. Part tiled walls, tiling to floor, double glazed window and radiator.

Gardens & Parking

Externally there is a substantially sized garden to the front which is laid to lawn and a side garden together with parking space for two vehicles. To the rear there is a southerly aspect garden which is laid to lawn together with a fenced perimeter. There is also driveway parking.

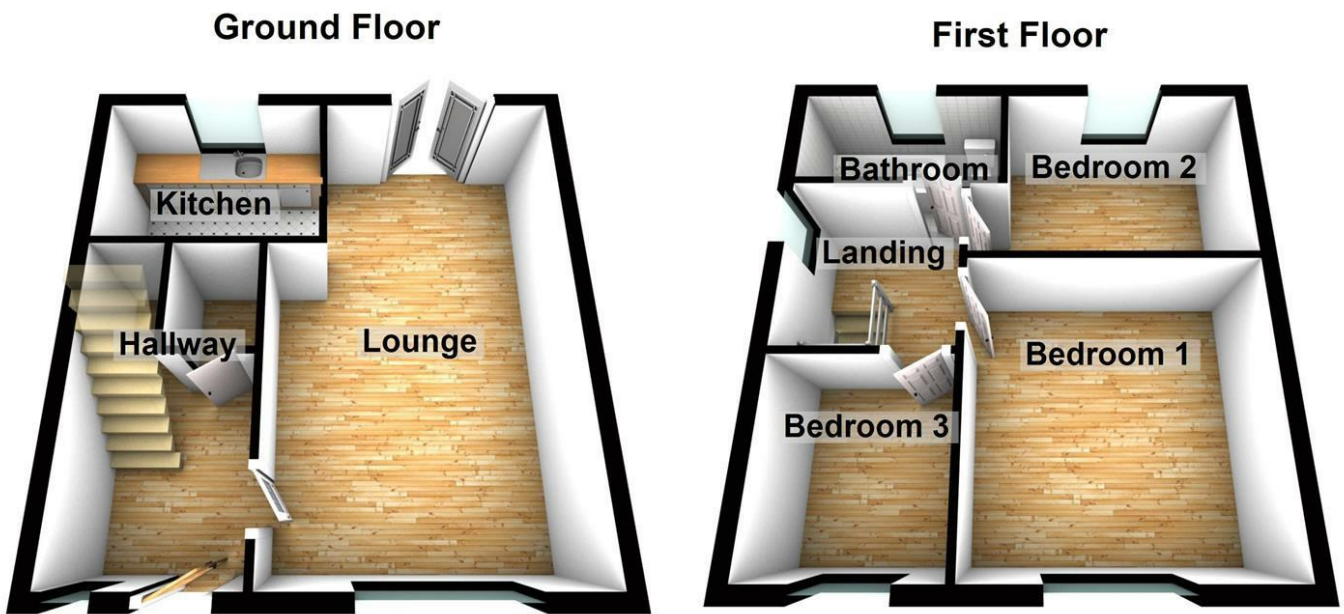
Broadband

<https://www.openreach.com/fibre-checker/my-products>





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.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
 Tel: 0191 295 3322 Email: info@next2buy.com <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	