



71 Mullen Road High Farm, Wallsend, NE28 9EX

** 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 ** TWO DOUBLE BEDROOMS ** SOUTH FACING GARDEN TO REAR **

** OFF STREET PARKING ** POPULAR LOCATION CLOSE TO LOCAL AMENITIES **

** IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT ** RENTAL POTENTIAL £695 PCM **

CHAIN FREE ** FREEHOLD ** COUNCIL TAX BAND A ** ENERGY RATING D **

Offers In Excess Of £125,000



- Semi Detached House
- South Facing Rear Garden
- Freehold
- Two Bedrooms
- Popular Location
- Council Tax Band A
- Off Street Parking
- Chain Free
- Energy Rating D

Entrance

Double glazed entrance door, stairs to the first floor landing.

Lounge

14'2" x 12'0" (4.32 x 3.66)

Double glazed bay window, radiator, storage cupboard, fireplace with inset fire.

Dining Kitchen

7'6" x 16'4" (2.29 x 4.98)

Fitted with a range of wall and base units with stainless steel sink unit with taps and drainer, double glazed window, part tiled walls and tiling to floor.

Rear Lobby

5'10" x 2'11" (1.78 x 0.89)

Double glazed door providing access into the rear garden, access into the bathroom.

Bathroom

Comprising; bath with shower over, low level WC, wash hand basin, partial tiling to walls, double glazed window, radiator.

First Floor Landing

Double glazed window, storage cupboard.

Bedroom One

9'6" x 13'1" (2.90 x 3.99)

Double glazed window, radiator, storage cupboard.

Bedroom Two

8'10" x 9'7" (2.69 x 2.92)

Double glazed window, radiator.

External

There is a good length driveway to the front and side of the property providing ample off street parking.

There are gardens to both the front and rear of the property, the latter being south facing.

Broadband

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

Staff

Please note that this property is being sold by an employee of next2buy Ltd



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.

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			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	