

## 15 Springfield Gardens High Farm, Wallsend, 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 \*\***

**\*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* BEAUTIFULLY PRESENTED & READY TO MOVE INTO \*\***

**\*\* MODERN KITCHEN/DINING ROOM \*\* SUN ROOM \*\* LOVELY LANDSCAPED GARDEN TO REAR \*\***

**\*\* GARAGE & PARKING \*\* MODERN BATHROOM \*\* EXCELLENT ROAD LINKS \*\* FREEHOLD \*\***

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

**Price £185,000**



• Three Bedroom Semi Detached House

- Garage & Off Street Parking
- Freehold

#### Porch

1.86 x 1.94

Double glazed entrance door and windows, glazed composite door leading into the hallway.

#### Hallway

Stairs to the first floor landing with storage cupboard under, herringbone effect laminate flooring, radiator.

#### Lounge

4.22 x 3.48

Double glazed bow window, herringbone effect laminate flooring, radiator.

#### Kitchen/Dining Room

17'7" x 12'0" max (5.37 x 3.67 max)

Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, integrated dishwasher, sink unit. Double glazed windows, storage cupboards, herringbone effect laminate flooring, door leading into the garage, radiator. Open plan to sun room.

#### Sun Room

2.01 x 3.04

Double glazed windows, herringbone effect laminate flooring, which has lawn, decking and a

• Beautifully Presented Throughout

• Lovely Garden To Rear

• Council Tax Band A

double glazed French doors leading out to the rear garden. paved patio. There is also access into the garage from the rear.

#### Landing

Double glazed window, access to the loft which has pull down ladders. information is correct.

#### Bedroom 1

3.49 x 3.11

Double glazed window, wood effect flooring, radiator.

#### Bedroom 2

3.47 x 3.02

Double glazed window, wood effect flooring, cupboard, radiator.

#### Bedroom 3

2.36 x 2.66

Double glazed window, wood effect flooring, radiator.

#### Bathroom

1.72 x 1.63

Comprising; bath with shower over, WC and wash hand basin with built-under storage. Double glazed windows, tiling to walls, ladder style radiator.

#### External

Externally there is block paving to the front and access to the garage.

There is a lovely garden to the rear which has lawn, decking and a

• Modern Kitchen / Diner

• Sun Room

• Energy Rating D

#### Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile: Indoor EE>Limited Three>

Limited 02>Limited

Vodafone>Limited

Mobile: Outdoor EE>Likely Three>

Likely 02>Likely Vodafone>Likely

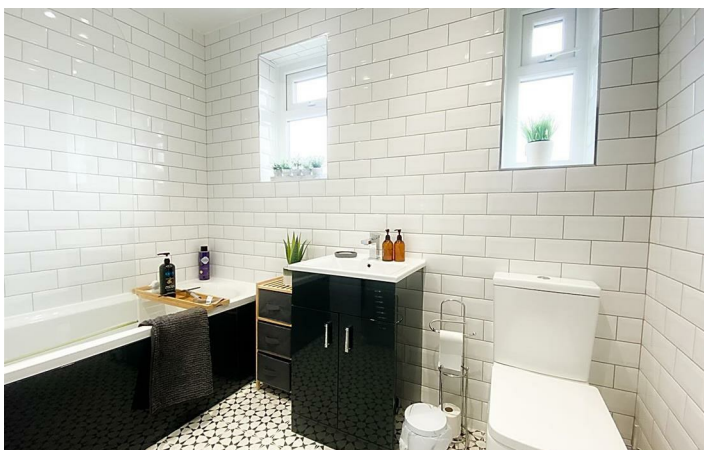
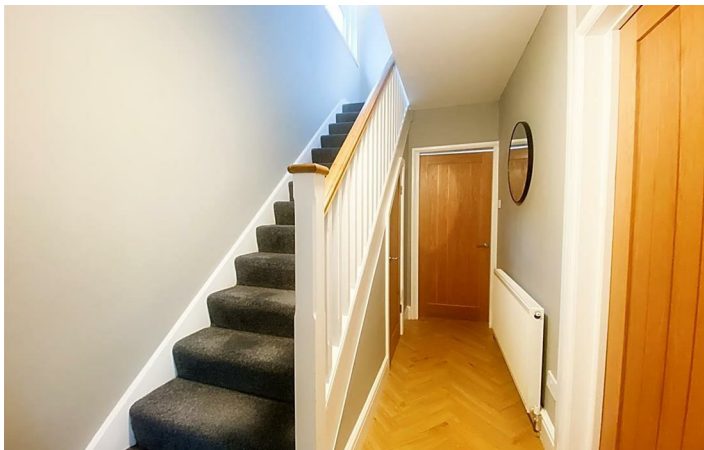
#### Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

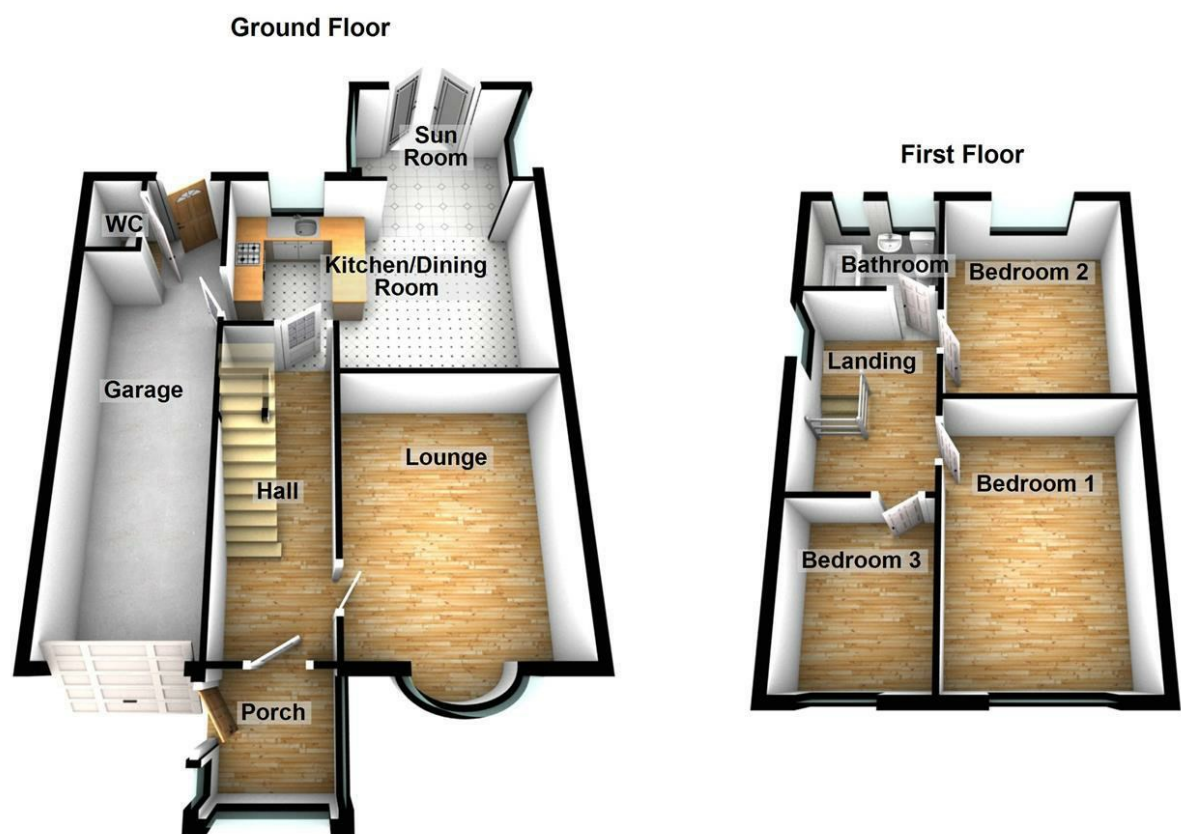
Rivers and the sea: Very low.

Surface water: Very low.





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC