



90 High View North High Farm, Wallsend, NE28 9LG

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

** THREE BEDROOM DETACHED BUNGALOW ** TWO RECEPTION ROOMS ** TWO BATHROOMS **

** GARAGE & OFF STREET PARKING ** CHAIN FREE ** UPDATING REQUIRED ** COUNCIL TAX BAND B ENERGY RATING D <http://next2buy.iamsold.co.uk>

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the

Auction Guide £145,000



- For Sale by Modern Auction – T & C's apply
- The Modern Method Of Auction
- Subject to Reserve Price
- Three Bedrooms & Two Reception Rooms
- Buyers fees apply
- Garage & Off Street Parking

• Updating Required **Hallway**

Double glazed entrance door, radiator.

Lounge

12'2" x 11'7" + bay (3.73 x 3.55 + bay)

Double glazed bay window, fireplace, radiator.

Dining Room

12'11" x 12'2" + bay (3.94 x 3.73 + bay)

Double glazed bay window, fireplace, radiator.

Kitchen

12'0" x 6'9" (3.67 x 2.07)

Wall and base units with work surfaces over and sink unit. Double glazed window, radiator.

Bathroom

7'1" x 6'7" (2.17 x 2.03)

Bath, WC ,wash hand basin, double glazed window, radiator.

Bedroom 1

11'10" + bay x 10'11" into robe (3.63 + bay x 3.34 into robe)

Double glazed bay window, wardrobes, radiator.

• Freehold - Council Tax Band B **Bedroom 2**

20'11" x 8'9" (6.40 x 2.69)

Double glazed window, wardrobes, radiator.

Bedroom 3

12'2" x 8'11" (3.71 x 2.72)

Double glazed bay window, radiator.

Additional Bathroom

3.37 x 1.46 (0.91m.11.28m x 0.30m.14.02m)

Rear Lobby

Access to rear.

External

Externally there is are gardens to the front and side as well as a garage and space for off street parking.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 100 Mbps

Upload: 220 Mbps

Mobile: Indoor EE>Likely Three>

Likely 02>Limited Vodafone>Limited

Mobile: Outdoor EE>Likely Three>

Likely 02>Likley Vodafone>Likely

Flood Risks

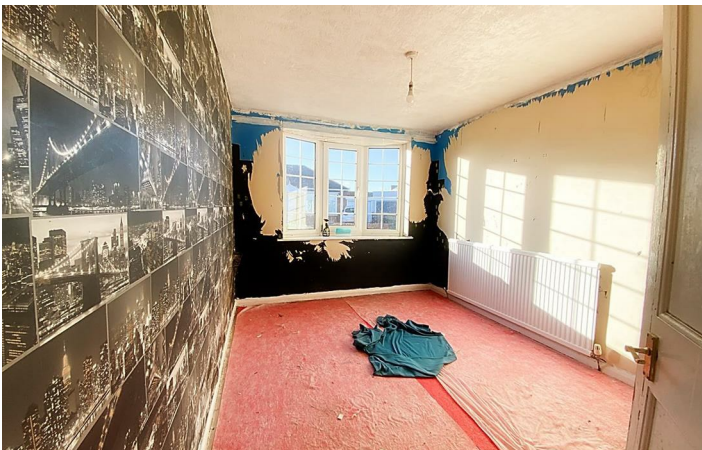
At the time of marketing this

• Energy Rating D information is correct.

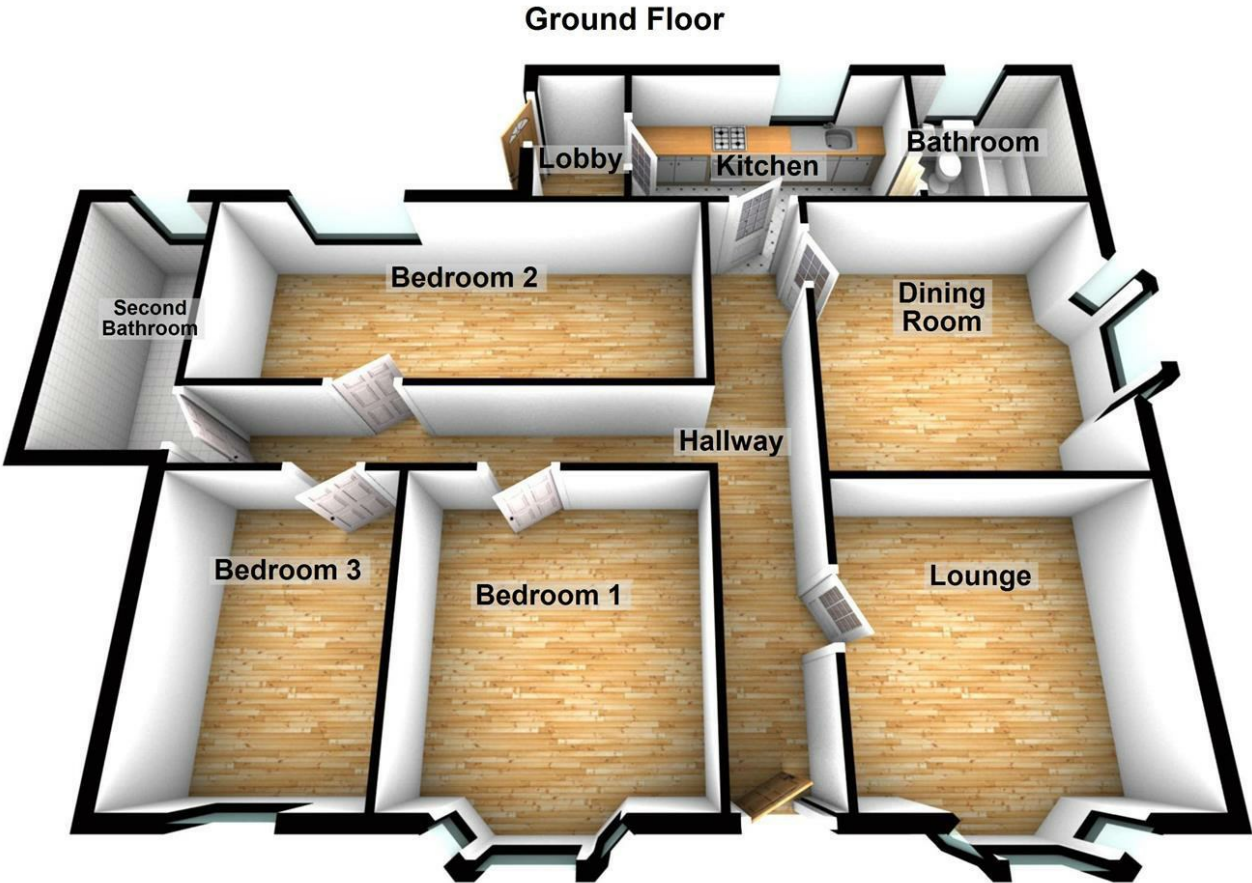
Yearly chance of flooding:

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		79
(81-91) B		
(69-80) C	66	
(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