



## 69 Chicken Road

High Farm, Wallsend, NE28 8NN

\*\* 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 SEMI DETACHED HOUSE \*\* IDEAL FIRST TIME BUY \*\* CHAIN FREE \*\***

**\*\* LOUNGE/DINING ROOM \*\* MODERN KITCHEN \*\* GARDENS FRONT AND REAR \*\***

**\*\* POPULAR LOCATION CLOSE TO LOCAL AMENITIES - SCHOOLS AND BUS SERVICES \*\***

**\*\* FREEHOLD \*\* COUNCIL TAX BAND A \*\* ENERGY RATING TBC \*\***

**Offers Over £135,000**



- Three Bedroom Semi Detached House
- Close To Local Amenities
- Council Tax Band A
- Lounge/Dining Room
- Ideal First Time Buy
- Freehold
- Gardens Front & Rear
- Chain Free
- Energy Rating TBC

#### Hallway

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

#### Lounge

13'0" x 11'11" (3.98 x 3.65)

Double glazed French doors leading out to the rear garden, wall mounted electric fire, radiator.

#### Dining Area

10'0" x 9'8" (3.05 x 2.95)

Double glazed window, laminate flooring, radiator.

#### Kitchen

15'8" x 6'9" (4.78 x 2.07)

Fitted with wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed windows, radiator and external door to the side.

#### Landing

Double glazed window.

#### Bedroom 1

11'10" x 10'1" into robe (3.63 x 3.09 into robe)

Double glazed window, sliding door wardrobes, cupboard, laminate flooring, radiator.

#### Bedroom 2

11'2" x 9'10" (3.42 x 3.00)

Double glazed window, laminate flooring, radiator.

#### Bedroom 3

9'1" x 7'10" (2.78 x 2.41)

Double glazed window, laminate flooring, radiator.

#### Bathroom

7'4" x 5'4" (2.24 x 1.65)

Bath with shower over, WC and wash hand basin. Double glazed windows, tiling to walls, radiator.

#### External

Externally there is a garden to the front which is mostly gravelled. The rear garden is not overlooked and has lawn, paving and a fenced perimeter.

#### 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>Likely Three>

Limited 02>None 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: High

Surface water: High



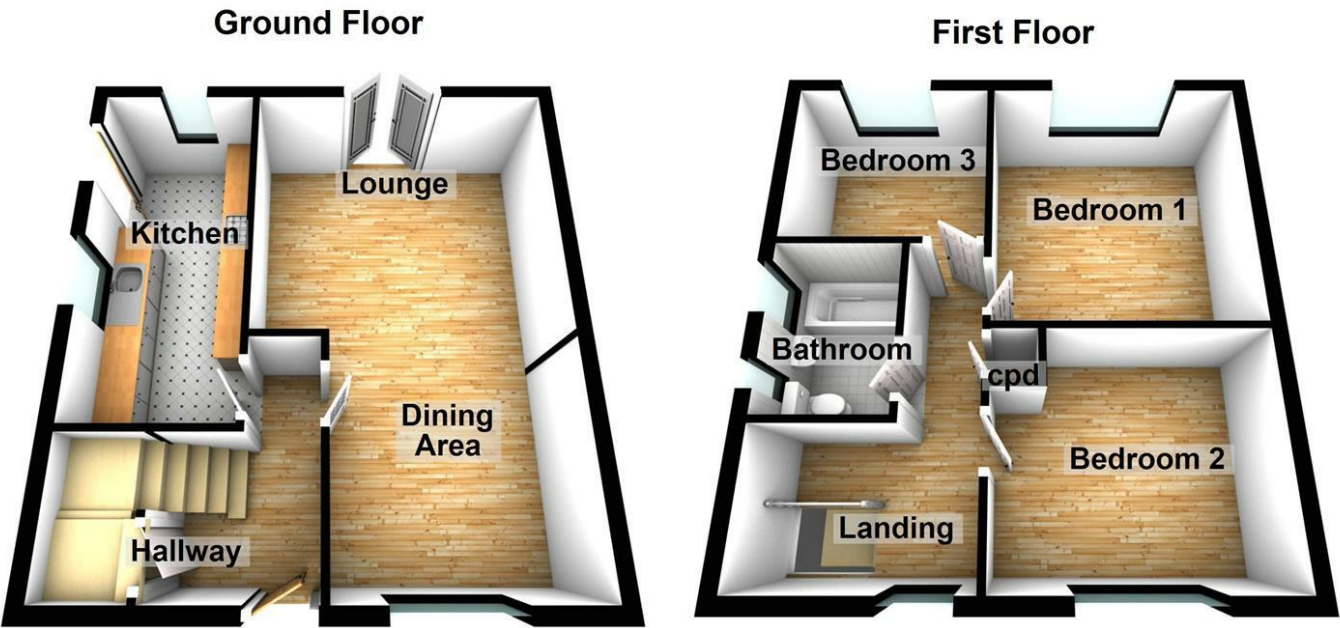








Floor Plan



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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |