



38 Mullen Road High Farm, Wallsend, NE28 9LY

** TWO BEDROOM SEMI DETACHED HOUSE ** EXTENDED BY PREVIOUS OWNER ** GREAT FIRST BUY **

** LOVELY GARDEN TO THE REAR ** SHOWER ROOM AND SEPARATE WC ** OFF STREET PARKING **

** CLOSE TO LOCAL SCHOOLS, AMENITIES, ROAD LINKS AND RISING SUN COUNTRY PARK **

- OFFICE/PLAY ROOM ** FREEHOLD ** COUNCIL TAX BAND A ** ENERGY RATING D **

** THIS IS PART OF A BUILDERS PART-EXCHANGE SCHEME **

Price £135,000



- Extended Two Bedroom Semi Detached House

- Lovely Rear Garden

- Freehold

Entrance

Double glazed composite entrance door, double glazed window, laminate flooring, radiator and stairs leading to the first floor landing.

Study/Office

18'8" x 7'2" (5.70 x 2.19)

Double glazed window, double glazed French doors leading out to the rear garden, wood flooring and radiator. A versatile room which could be used as an office or family/playroom.

Lounge

12'11" x 11'4" + bay (3.94 x 3.46 + bay)

Double glazed bay window, laminate flooring, storage cupboard, radiator.

Kitchen

15'11" x 6'10" (4.84 x 2.08)

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob, sink. Double glazed window, part tiled walls, radiator.

Rear Lobby

Access to the shower room and external door leading to the rear garden.

- Great Starter Home

- Off Street Parking

- Council Tax Band A

Shower Room

6'9" x 5'6" (2.06 x 1.67)

Double glazed window, ladder style radiator, WC, shower unit and wash hand basin.

Stairs to First Floor

Stairs to landing, access to WC and bedrooms.

Landing

Double glazed window.

WC

6'4" x 2'1" (1.92 x 0.63)

WC and wash hand basin with built-under storage. Double glazed window, tiling to walls.

Bedroom 1

12'9" x 9'5" (3.88 x 2.88)

Double glazed window, cupboard with hanging rail, radiator.

Bedroom 2

9'3" x 8'11" (2.82 x 2.71)

Double glazed window, radiator.

External

Externally the front is block paved providing space for off street parking. There is a delightful garden to the rear which is not overlooked, the garden is laid to lawn with planted beds and a paved patio area.

- Family Room / Office

- Close to Rising Sun Country Park, Schools and Major Road Links

- Energy Rating D

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 1000 Mbps

Mobile Indoor: EE - Likely Three -

Likely 02 - None Vodafone - Limited

Mobile Outdoor: EE - Likely Three -

Likely 02 - Lkley Vodafone - Likely

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

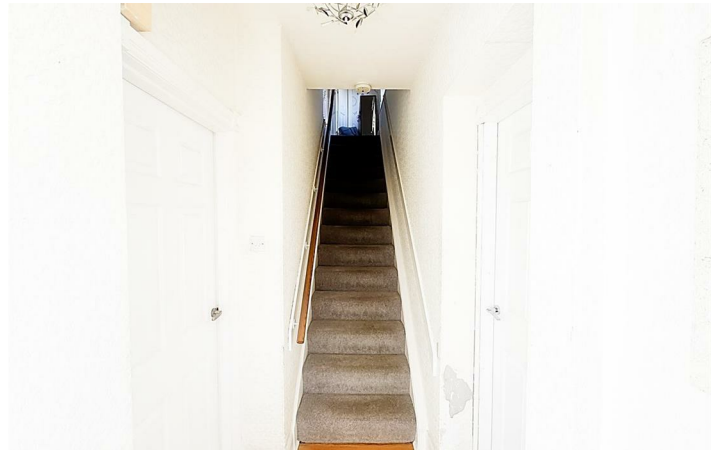
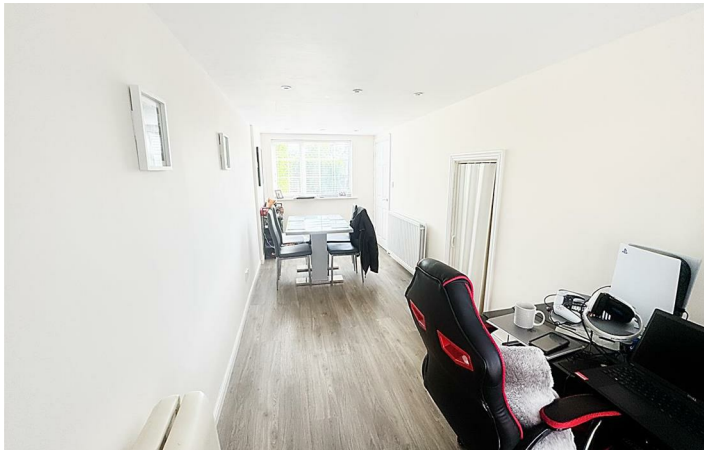
Rivers and the sea: Very low.

Surface water: Very low.

CONSTRUCTION:

Traditional

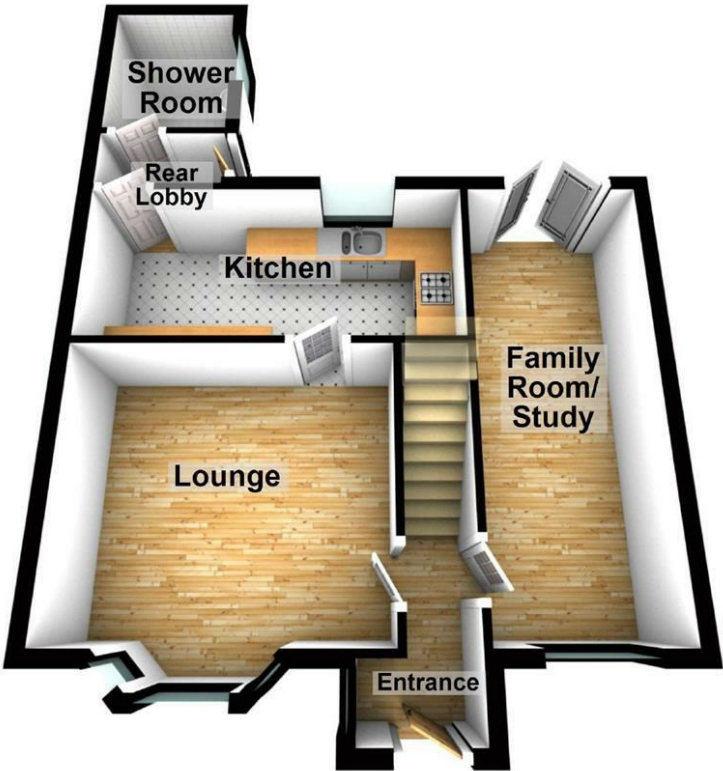
This information must be confirmed via our surveyor.



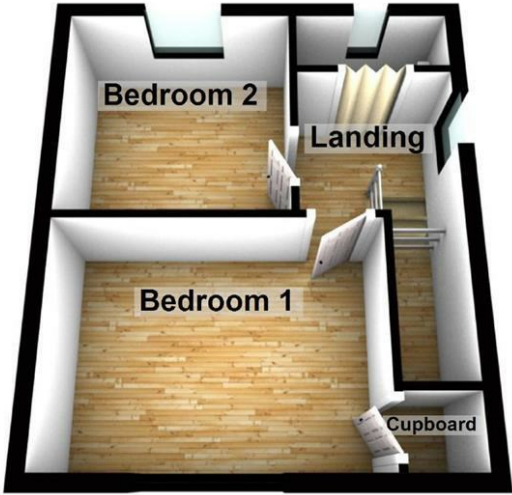


Floor Plan

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 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		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC