



22 Henderson Road

High Farm, Wallsend, NE28 9LF

- ** SPACIOUS TWO BEDROOM SEMI DETACHED BUNGALOW ** LOUNGE/DINING ROOM **
- ** SUN ROOM ** MODERN KITCHEN & SHOWER ROOM ** OFF STREET PARKING & GARAGE **
- ** LOVELY WESTERLY ASPECT GARDEN TO REAR ** CLOSE TO AMENITIES & EXCELLENT ROAD LINKS **
- ** NEARBY BUS SERVICES TO NEWCASTLE CITY CENTRE ** COUNCIL TAX BAND B ** FREEHOLD
- ** ENERGY RATING D ** CHAIN FREE **

Price £210,000



- Semi Detached Bungalow
- Double Length Garage & Parking
- Freehold - Chain Free
- Modern Kitchen & Shower Room
- Westerly Aspect Garden To Rear
- Council Tax Band B
- Open Plan Lounge & Dining Room
- Sun Lounge
- Energy Rating D

Entrance Lobby

Entrance door, glazed door to hallway.

Hallway

Wood effect flooring, radiator, access to the loft which is part boarded, has pull down ladders and lighting.

Lounge Area

12'4" x 10'6" (3.77 x 3.19)

Double glazed bay window, inset fire, wood effect flooring, radiator, open plan to dining area.

Dining Area

12'5" x 11'8" (3.78 x 3.55)

Radiator, wood effect flooring, double glazed sliding doors leading to the sun room.

Sun Room

9'11" x 7'6" (3.03 x 2.28)

Double glazed window, radiator, double glazed French doors leading out to the rear garden.

Kitchen

11'5" x 9'7" (3.49 x 2.92)

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, sink unit, double glazed window and door to the garage.

Shower Room

7'9" x 9'7" max (2.35 x 2.93 max)

Comprising; walk-in shower, WC and wash hand basin, part tiled walls, double glazed window, ladder style radiator.

Bedroom 1

12'3" x 12'8" + bay (3.74 x 3.85 + bay)

Double glazed bay window, radiator.

Bedroom 2

12'3" x 9'6" (3.74 x 2.90)

Double glazed window, radiator.

Garage

29'0" x 9'7" (8.85 x 2.92)

Electronic roller door, lighting, windows and external door to the rear garden.

External

Externally there is a garden to the front which is gravelled for low maintenance together with a lengthy driveway providing parking space for a number of vehicles and access to a double length garage. The rear garden is west facing and is laid to lawn together with planted beds and a decked terraced patio. There is also direct access into the garage.

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: 220 Mbps

Mobile Indoor: EE - Likely Three - Likely 02 - Limited Vodafone - Limited

Mobile Outdoor: EE - Likely Three - Likely 02 - Lilley Vodafone - Likely

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

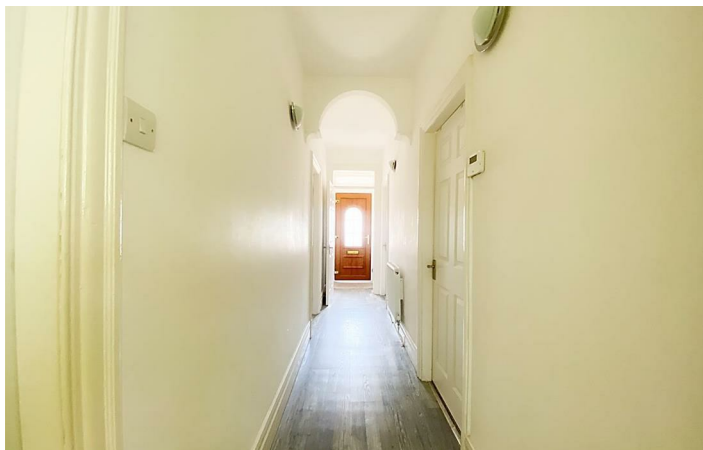
FLOOD RISK:

Yearly chance of flooding:
Rivers and the sea: Very low.
Surface water: Very low.

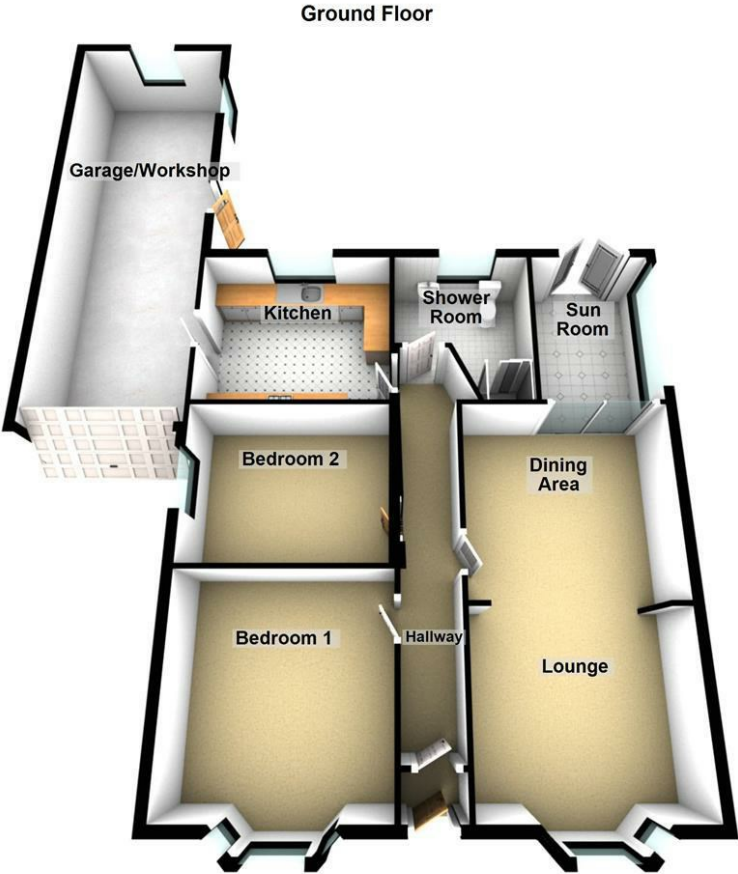
CONSTRUCTION:

Traditional
This information must be confirmed via our surveyor.





Floor Plan



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		77
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	