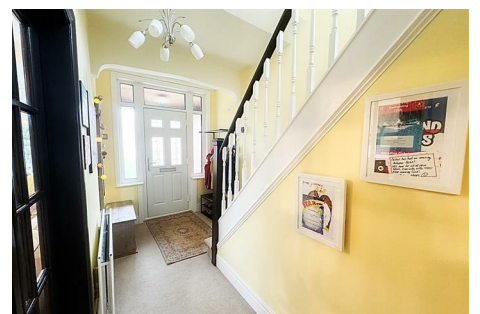




18 High View

Wallsend, Newcastle upon Tyne, NE28 8SS

** FREEHOLD ** EXTENDED THREE BEDROOM SEMI DETACHED HOUSE ** GENEROUS CORNER PLOT **

** GREAT LOCATION ** GARAGE AND DRIVEWAY PARKING ** TWO RECEPTION ROOMS ***

** CLOSE TO "THE GREEN", LOCAL AMENITIES, TRANSPORT LINKS AND RICHARDSON DEES PARK **

** COUNCIL TAX BAND C ** ENERGY RATING C **

Offers Around £275,000



- Freehold
- Three Bedrooms
- Great Family Home
- Extended Semi Detached House
- Driveway Parking
- Council Tax Band C
- Generous Corner Plot
- Close to Richardson Dees Park
- Energy Rating C

Entrance

Composite door into hallway

Hallway

Stairs to first floor, access to lounge, dining room and kitchen

Lounge

14'11" x 13'2" (4.55 x 4.03)

Traditional style fire surround, tiled back panel and tiled hearth with inset living flame coal effect gas fire, dado rail, coved cornice, radiator, double glazed bay window.

Dining room

13'2" x 10'10" (4.03 x 3.32)

Feature chimney breast with matching brick hearth, dado rail, coved cornice, double glazed sliding patio door leading to rear garden, radiator.

Kitchen

18'11" x 8'9" (5.79m x 2.67m)

Irregular shaped kitchen, storage cupboard, range of wall and base units with countertops, breakfast bar, sink, built in oven and gas hob with extractor, part tiles walls . Opening into extra utility space which has wall and base units, plumbed for washing machine, boiler and UPVC door inter rear garden and access to garage.

Stairs to First Floor and Landing

Access to bedrooms and bathroom, double glazed window. Loft hatch.

Bathroom

8'2" x 7'8" (2.50 x 2.34)

Two Double glazed windows, radiator, WC, wash hand basin and bath with overhead shower. Storage space.

Bedroom1

12'1" x 11'3" (3.70 x 3.43)

Double glazed window, built in wardrobe, radiator.

Bedroom 2

10'10" x 10'10" (3.31 x 3.31)

Double glazed window, built in furniture too three walls, picture rail, radiator.

Bedroom 3

8'6" x 6'10" (2.60 x 2.10)

Double glazed window, built in wardrobe, picture rail, radiator.

External

Sitting on a generous corner plot there is driveway parking and garage with lawn either side of pathway and mature plants. To the rear there is a decked and gravelled area and also lawn.

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>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home

O2- Good outdoor

Three- Good outdoor and in-home

Vodafone - Good outdoor

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

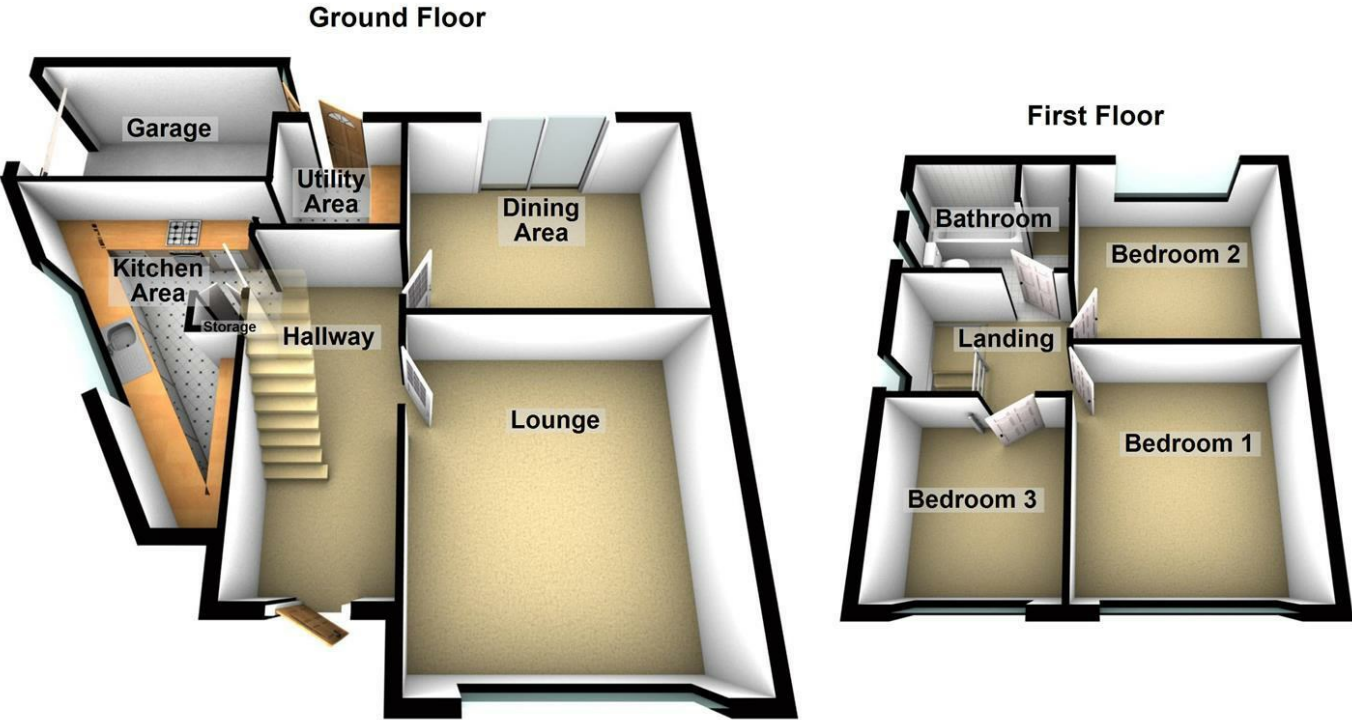
This information must be confirmed via your surveyor and legal representative.







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	70	76
(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		