



2 Springfield Gardens High Farm, Wallsend, NE28 8AJ

FREEHOLD • ON SUBSTANTIAL CORNER PLOT • THREE BEDROOMS • DRIVEWAY PARKING

GARDENS REAR, FRONT & SIDE • GREAT FIRST TIME BUY • RISING SUN COUNTRY PARK 0.9 MILES

CLOSE TO TRANSPORT LINKS, SCHOOLS AND LOCAL AMENITIES • SILVERLINK RETAIL PARK 2.5 MILES

POTENTIAL TO EXTEND WITH PLANNING PERMISSION • COUNCIL TAX BAND A • ENERGY RATING C

Offers Over £175,000



- Freehold
- Gardens, Front, Rear & Side
- Close to Local Amenities, Schools and Transport Links
- Sought After Location
- Driveway Parking
- Three bedrooms
- Potential to Extend with Planning Permission
- Energy Rating C
- Council Tax Band A

Entrance Hallway

8'1" max x 6'5" (2.47 max x 1.98)

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

Living Room & Dining Area

19'10" x 11'11" (6.05 x 3.64)

Double glazed window to the front elevation, wood burning stove fire, laminate flooring, double glazed French doors leading out to the rear garden, radiator.

Kitchen

9'2" x 6'7" (2.81 x 2.02)

Fitted with a range of base units with contrasting work surfaces, integrated oven and hob, sink unit, tiled splashbacks, part tiles walls, tiling to floor, plumbed for washing machine and double glazed window.

Stairs to First Floor

Double glazed window, leading to...

Landing

Access to the loft, bathroom and bedrooms. We have been advised by seller loft is partially boarded.

Bedroom 1

11'8" x 11'5" (3.58 x 3.50)

Double glazed window, radiator.

Bedroom 2

9'9" x 7'10" (2.98 x 2.39)

Two double glazed windows, radiator.

Bedroom 3

7'10" x 7'1" (2.39 x 2.16)

Double glazed window, radiator.

Bathroom

8'6" x 4'1" (2.61 x 1.26)

Fitted with a three piece suite comprising; bath with overhead shower, WC and wash hand basin. Part tiled walls, tiling to floor, double

glazed window and radiator.

External

Externally there is a substantially sized garden to the front which is laid to lawn and a side garden together with parking space for two vehicles. To the rear there is a southerly aspect garden which is laid to lawn together with a fenced perimeter. There is also driveway parking.

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, variable in-home

O2- Good outdoor

Three- Good outdoor

Vodafone - Good outdoor

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

FLOOD RISK:

Yearly chance of flooding:

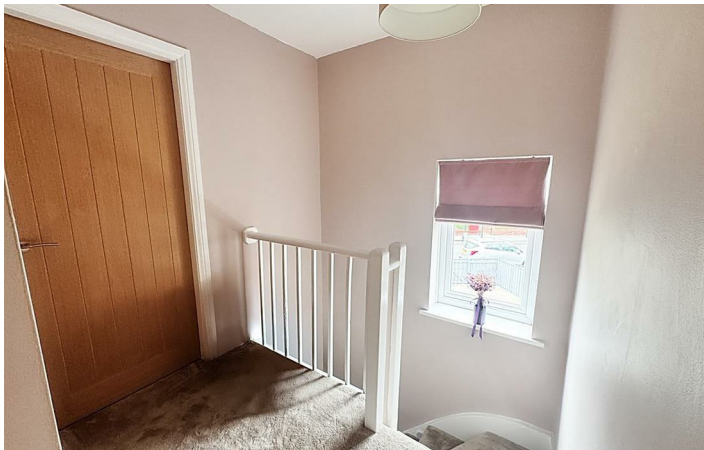
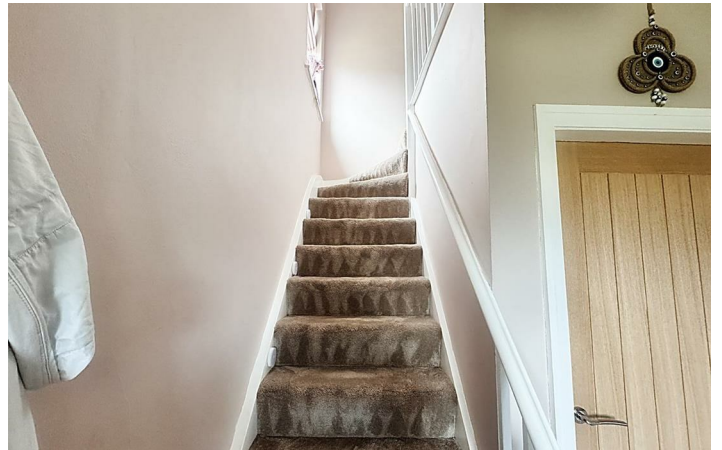
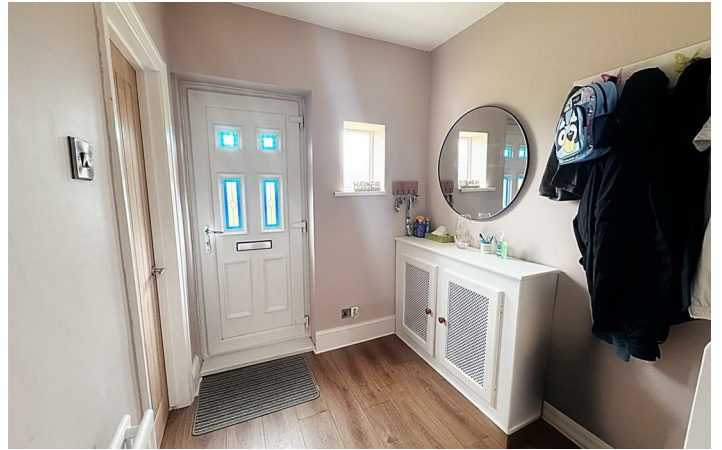
Surface water: Very low.

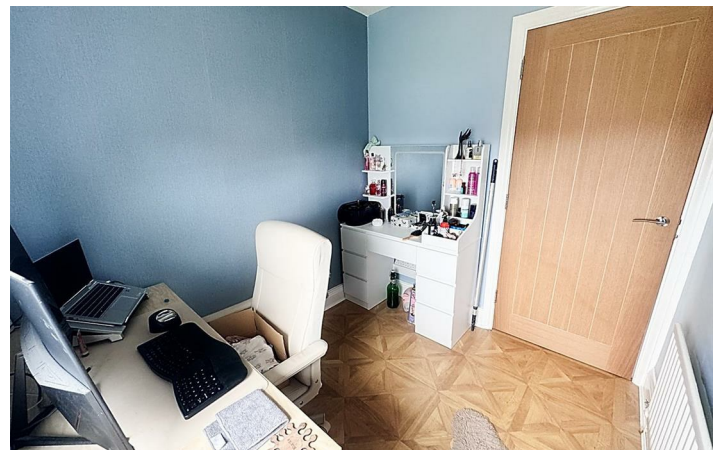
Rivers and the sea: Very low.

CONSTRUCTION:

Traditional.

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

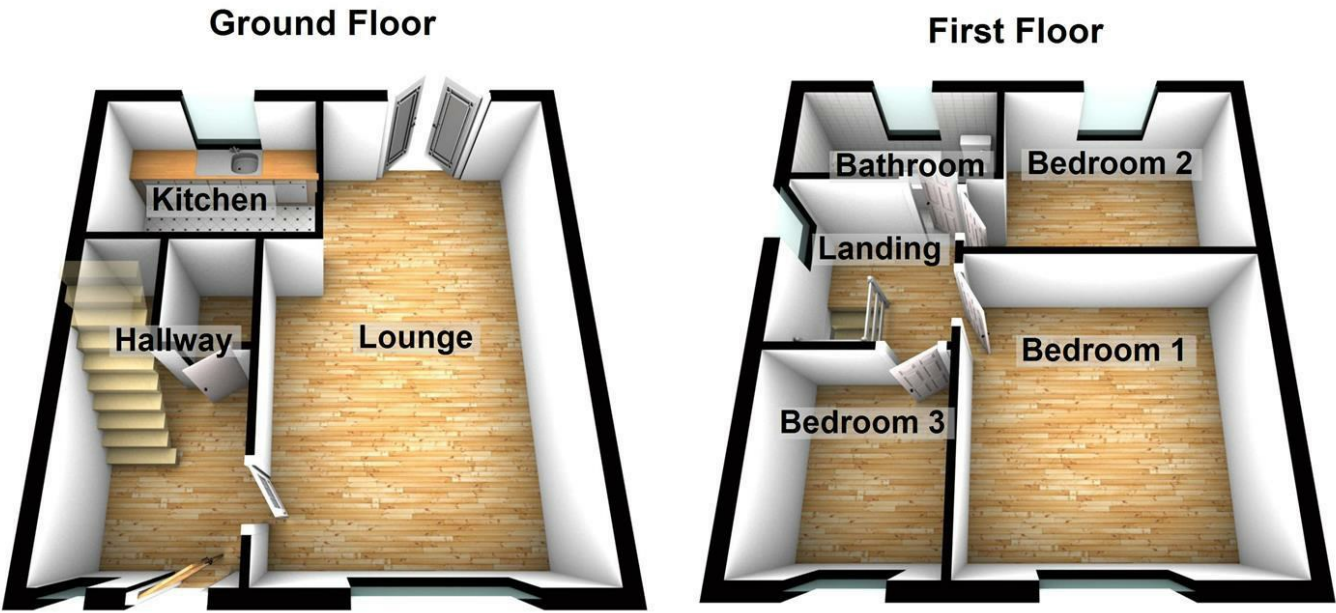








Floor Plan



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		85
(69-80) C	71	
(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	