



484 Station Road North High Farm, Wallsend, NE28 8NF

- THREE BEDROOM SEMI DETACHED HOUSE • CHAIN FREE • GARAGE OFF STREET PARKING •
- LOUNGE/DINING ROOM • POPULAR LOCATION CLOSE TO LOCAL SCHOOLS & BUS SERVICES •
- GOOD SIZE GARDEN TO REAR • IDEAL STARTER HOME • BATHROOM & SEPARATE WC •
- FREEHOLD • COUNCIL TAX BAND A • ENERGY RATING TBC •

Price £185,000



- Three Bedroom Semi Detached House
- Garage & Off Street Parking
- Good Size Garden To Rear
- Lounge/Dining Room
- Close To Schools & Shopping Facilities
- Chain Free

• Council Tax Band A
Hallway

• Freehold
Bedroom 3

• Energy Rating TBC
O2-Good outdoor

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

8'8" x 7'5" (2.66 x 2.28)
Double glazed window, radiator.

Three-UK-Good outdoor
Vodafone-Good outdoor

Lounge

13'9" x 12'4" (4.20 x 3.77)
Double glazed bow window, fireplace with electric fire, radiator.

Bathroom

8'0" x 4'6" (2.45 x 1.39)
Bath with shower over, wash hand basin, part tiled walls, double glazed window, cupboard and radiator.

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

Dining Area

8'9" x 8'2" (2.69 x 2.50)
Double glazed French doors leading out to the rear garden, laminate flooring, radiator.

WC

5'0" x 2'4" (1.53 x 0.73)
Double glazed window, WC, laminate flooring.

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

Kitchen

11'9" x 7'10" (3.59 x 2.41)
Fitted with wall and base units with work surfaces over and sink unit, integrated oven and hob with extractor hood over, storage cupboards, double glazed window and radiator.

Garage & Outbuilding

There is a single garage which has power points and lighting, and an outbuilding which has wall and base units with work surfaces over.

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

Landing

Double glazed window, cupboard.

Gardens

There is a garden to the front together with space for off street parking which is resin bound. The rear garden is laid to lawn together with a fenced perimeter.

Bedroom 1

12'5" x 11'3" (3.79 x 3.45)
Double glazed window, fitted sliding door wardrobe, radiator.

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>
EE-Good outdoor, variable in-home

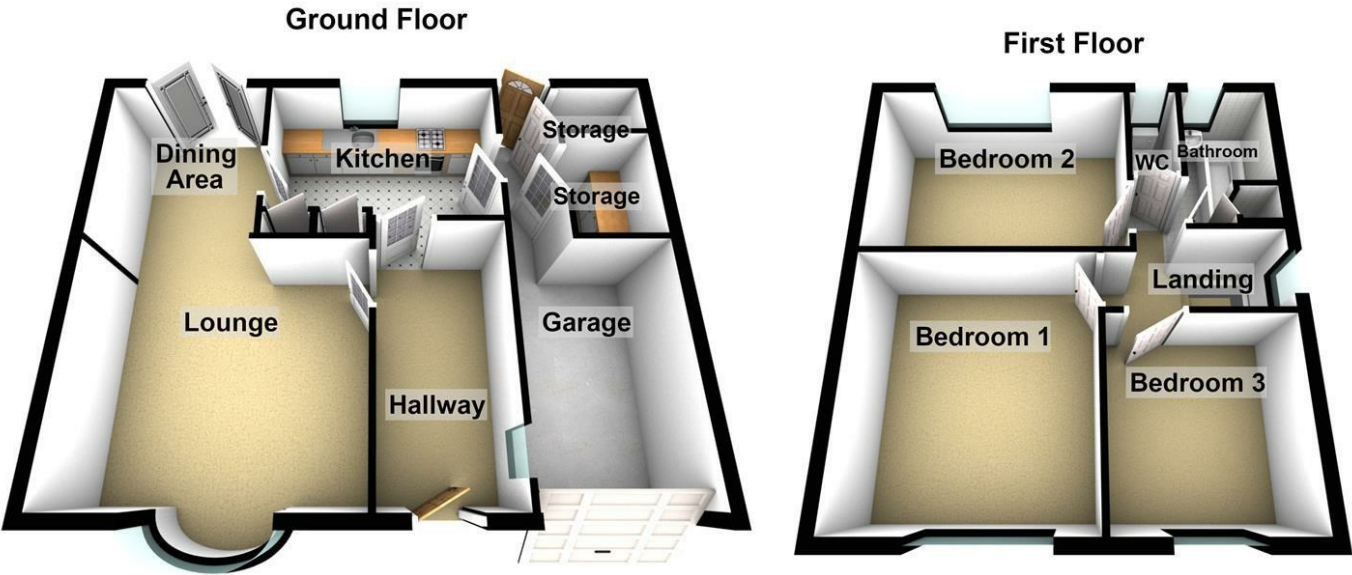
Bedroom 2

12'8" x 9'3" (3.88 x 2.83)
Double glazed window, radiator.





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		
(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