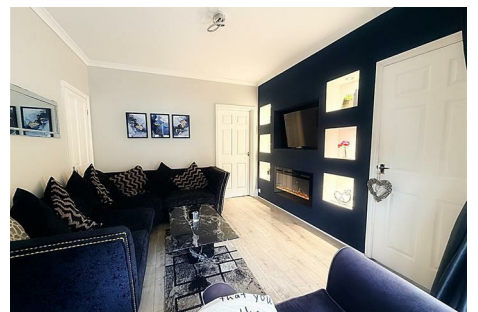




3 McIlvenna Gardens High Farm, Wallsend, NE28 9EY

CHAIN FREE • A FANTASTIC STARTER HOME • WELL PRESENTED & READY TO MOVE INTO
TWO DOUBLE BEDROOMS • CONSERVATORY • EASY ACCESS TO THE A1058 COAST ROAD
CLOSE TO SCHOOLS, LOCAL AMENITIES AND TRANSPORT LINKS • COUNCIL TAX BAND A
WITHIN WALKING DISTANCE TO RISING SUN COUNTRY PARK •
DRIVEWAY PARKING FOR MULTIPLE VEHICLES • ENERGY RATING C • FREEHOLD •

Offers Over £140,000



- Fantastic Starter Home
- Driveway Parking for Multiple Vehicles
- Freehold
- Chain Free
- Two Double Bedrooms
- Conservatory
- Easy Access to Coast Road

Entrance Lobby

Stairs to first floor landing, radiator and access to lounge.

Lounge

11'11" max x 11'4" + bay (3.65 max x 3.47 + bay)

Double glazed bay window to the front elevation, media wall, laminate flooring, cupboard and access to kitchen.

Kitchen

16'2" x 6'10" (4.94 x 2.09)

Fitted with a modern range of wall and base units with work surfaces over, sink unit, integrated oven and hob with overhead extractor hood, plumbed for washing machine and dishwasher, space for fridge freezer, double glazed window to side elevation and recessed lighting. Double glazed French doors leading into conservatory.

Conservatory

10'1" x 10'4" (3.09 x 3.15)

Double glazed windows, laminate flooring, double glazed French doors opening out to the rear garden.

Rear Lobby

5'1" x 2'11" (1.57 x 0.91)

Access to bathroom.

Bathroom

6'8" x 5'5" (2.05 x 1.66)

Comprising bath, WC, wash hand

- Council Tax Band A

basin, tiling to walls and floor, double glazed window, ladder style radiator.

First Floor Landing

Double glazed window, cupboard housing boiler and access to bedrooms

Bedroom 1

12'11" x 9'6" (3.95 x 2.91)

Double glazed window to the front elevation, radiator and cupboard.

Bedroom 2

9'6" x 8'10" (2.90 x 2.71)

Double glazed window to the rear elevation, laminate flooring, radiator.

External

Externally there is parking available for multiple vehicles with gated access to rear garden. Rear garden is a good size with patio area, artificial turf and fenced perimeter.

Para - 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

- Energy Rating C

prediction and your experience.

EE- Good outdoor and in-home

O2-Good outdoor

Three-Good outdoor, variable in-home

Vodafone - Good outdoor

If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

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

FLOOD RISK:

Yearly chance of flooding:

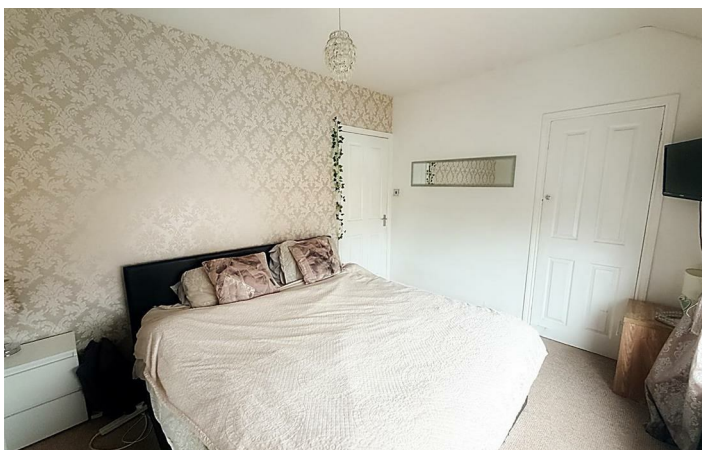
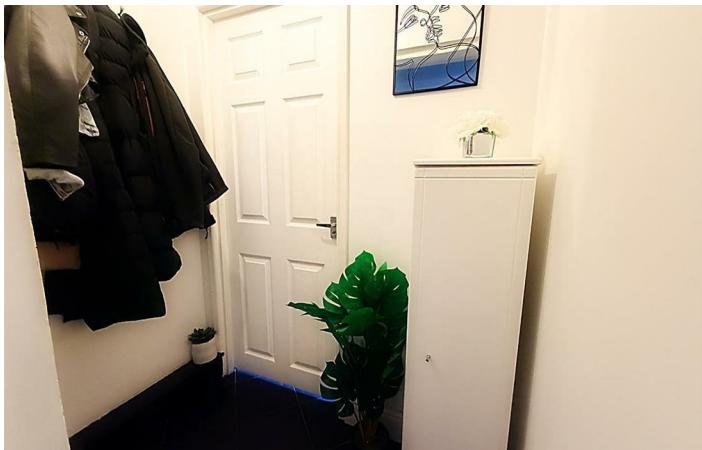
Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

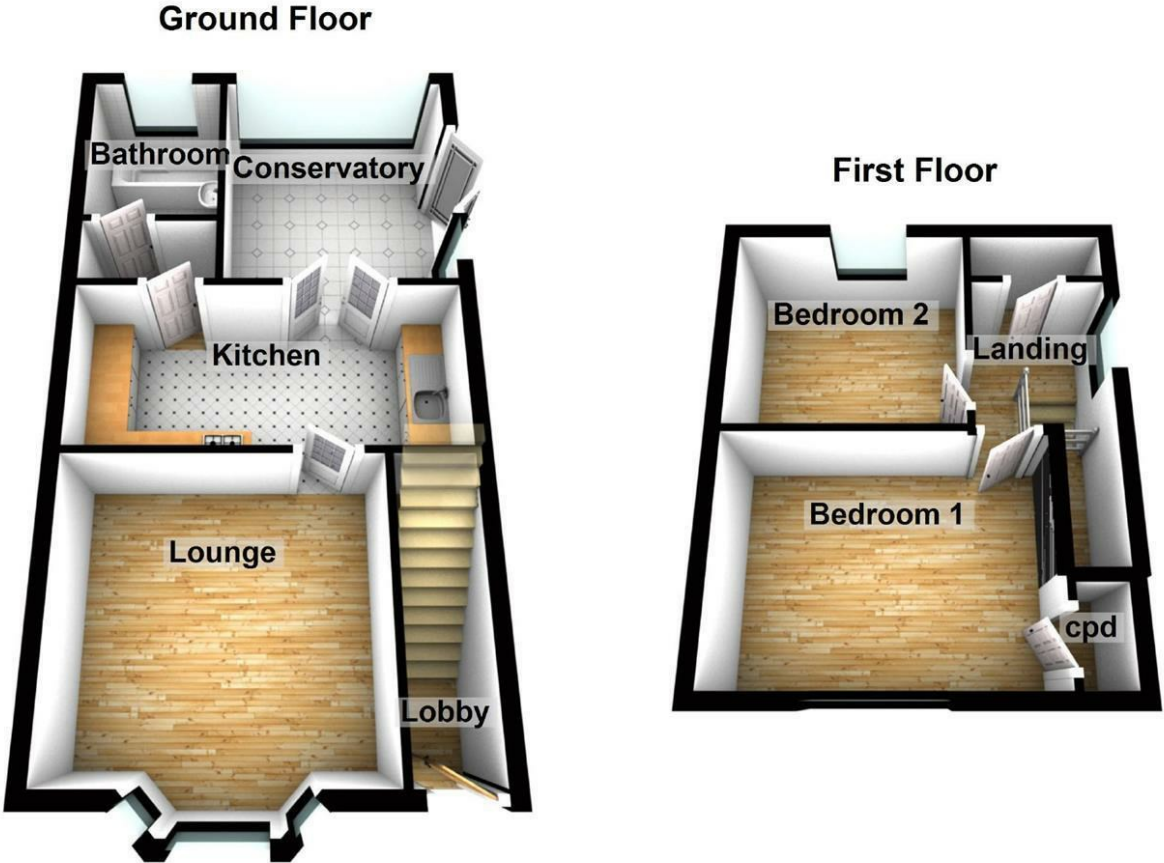
Traditional

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		
(69-80) C	70	77
(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	