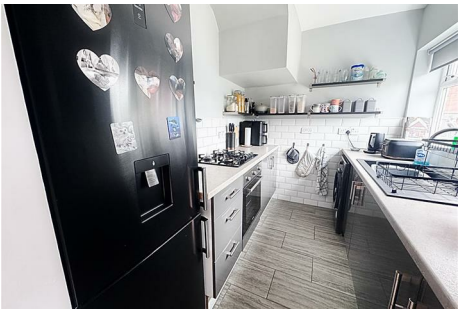
next2buy property retailers make the next step easy



2 Springfield Gardens

High Farm, Wallsend, NE28 8AJ

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

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

3 1 1 C

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

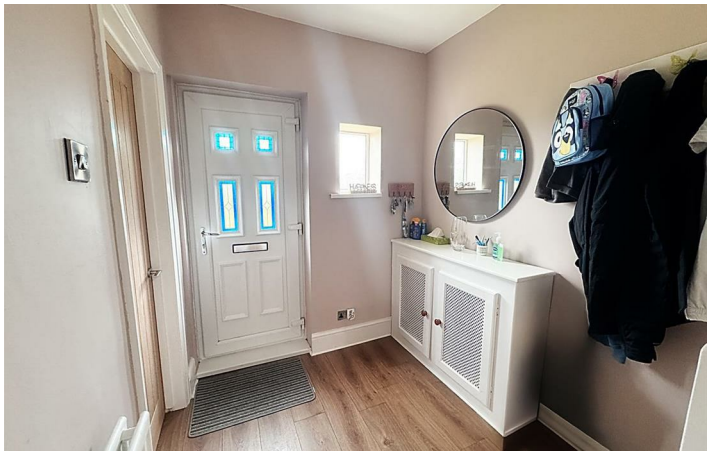
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

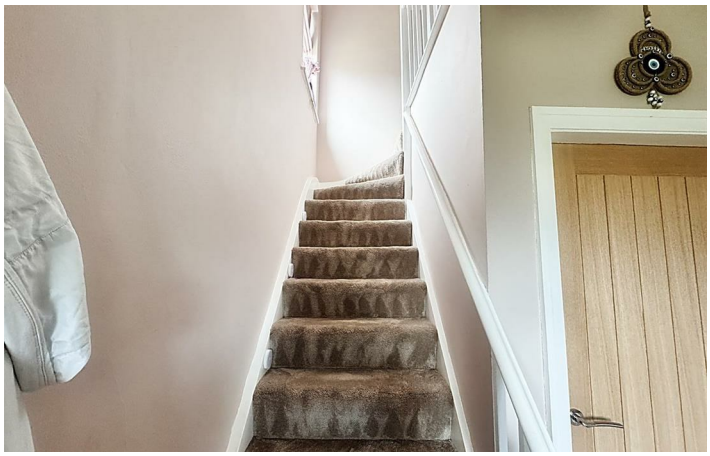
EE- Good outdoor, variable in-home
O2- Good outdoor
Three- Good outdoor
Vodafone - Good outdoor

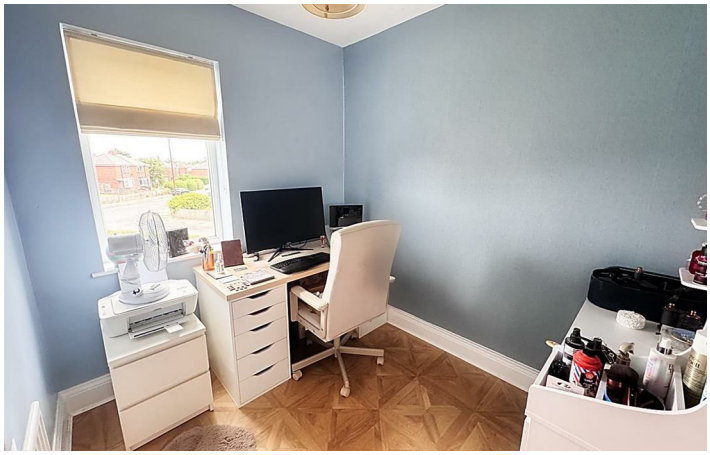
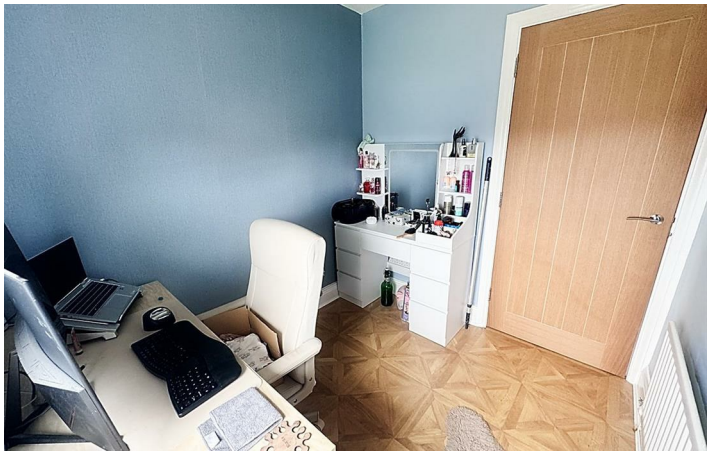
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

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

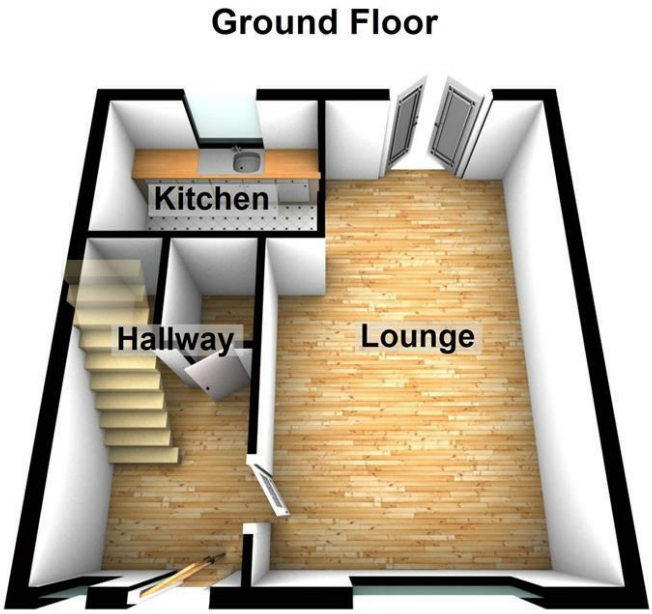
CONSTRUCTION:
Traditional.
This information must be confirmed via your surveyor and legal representative.

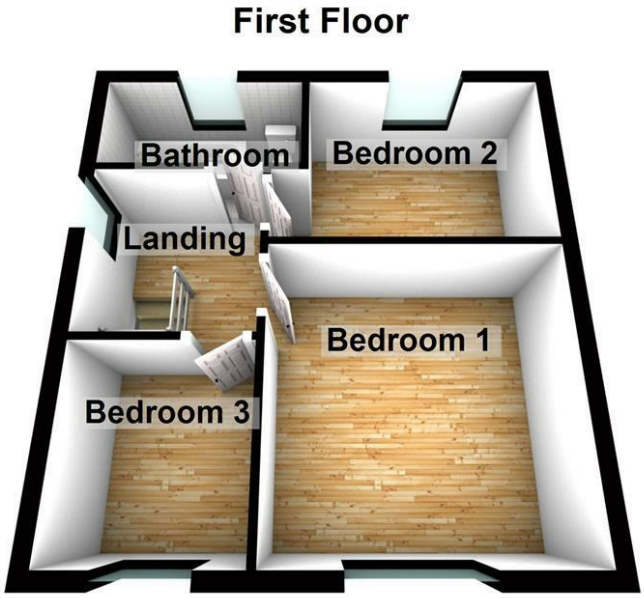




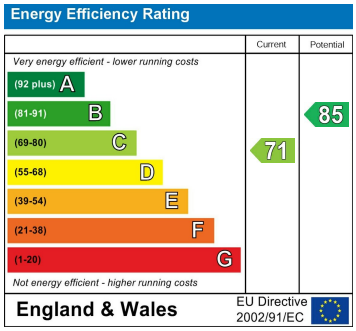



Floor Plan





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.



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