



28 Bigges Gardens High Farm, Wallsend, NE28 8BB

** CHAIN FREE ** TWO BEDROOM SEMI DETACHED HOUSE ** GREAT FIRST TIME BUY **

** OFF STREET PARKING TO FRONT ** GOOD SIZE REAR GARDEN ** SOME UPDATING REQUIRED **

** CLOSE TO TRANSPORT LINKS , SCHOOLS & LOCAL AMENITIES ** FREEHOLD **

** COUNCIL TAX BAND A ** ENERGY RATING TBC **

Offers Over £125,000



- Two Bedroom Semi Detached House
- Upstairs WC
- Close To Shops, Schools & Bus Services

Entrance Lobby

Double glazed entrance door, stairs to the first floor landing

Lounge

11'11" max x 11'5" + bay (3.64 max x 3.48 + bay)

Double glazed bay window, laminate flooring, cupboard and radiator.

Kitchen

16'0" x 6'10" (4.90 x 2.09)

Fitted with a range of wall and base units with work surfaces over and sink unit, extractor hood, double glazed window, part tiled walls, radiator, tile effect flooring.

Rear Lobby

6'0" x 2'10" (1.84 x 0.87)

External door leading to the rear garden and access to bathroom.

Shower Room

6'11" x 5'6" (2.11 x 1.69)

Comprising; shower, WC and wash hand basin, double glazed window, part tiled walls, ladder style radiator.

Stairs to First Floor

Access to..

Landing

Double glazed window, leading to..

- Great First Time Buy
- Gardens to Frotn and Rear
- Council Tax Band A

WC

6'1" x 2'8" (1.86 x 0.82)
WC with wash hand basin and boiler.

Bedroom 1

12'9" x 9'6" (3.89 x 2.90)

Two Double glazed windows, storage cupboard, fitted wardrobes, radiator.

Bedroom 2

9'3" x 9'0" (2.84 x 2.75)

Double glazed window, radiator. Loft access.

External

Externally there is a garden to the front with block paving for off street parking and boarders. There is a good size garden to the rear, which has lawn, patio areas and also side gated access to front.

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

- Chain Free
- Off Street Parking
- Energy Rating TBC

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, variable

in-home

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

FLOOD RISK:

Yearly chance of flooding:

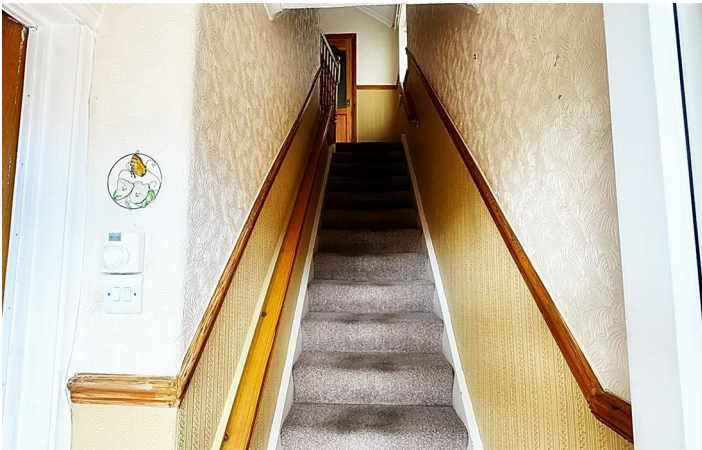
Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

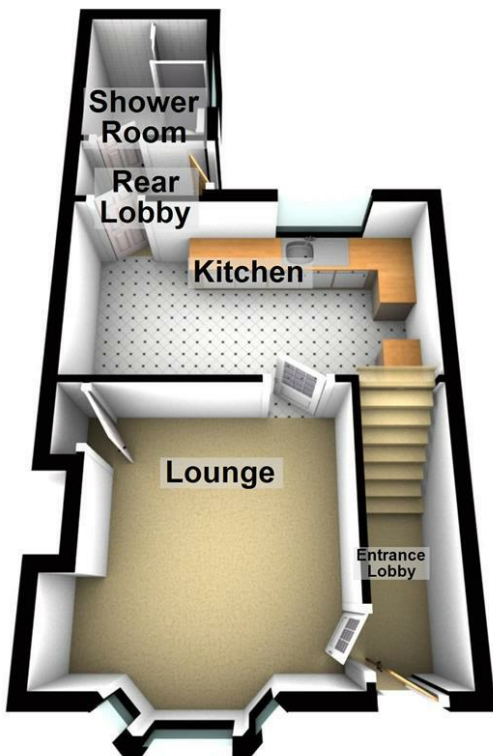
This information must be confirmed via your surveyor and legal representative.



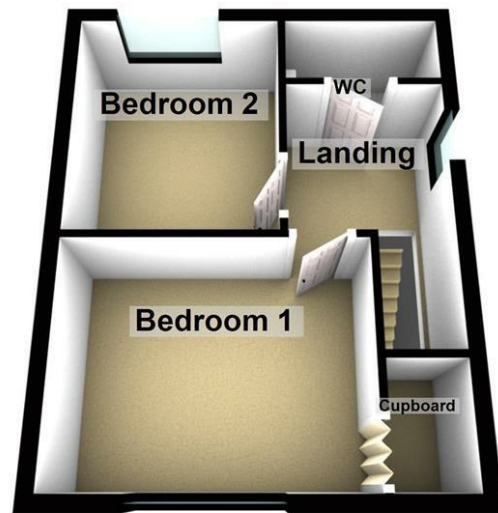


Floor Plan

Ground Floor



First Floor



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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	