



158 High View North High Farm, Wallsend, NE28 9LQ

- ** FREEHOLD ** TWO BEDROOM SEMI-DETACHED HOUSE ** MODERN KITCHEN & BATHROOM **
- ** READY TO MOVE INTO ** GREAT SIZED REAR GARDEN ** EN-SUITE WC TO MASTER BEDROOM **
- ** POPULAR LOCATION WITH EXCELLENT ROAD LINKS ** GREAT FIRST TIME BUY **
- ** EXTERNAL STORAGE WITH POWER POINTS & LIGHTING ** COUNCIL TAX BAND A **
- ** ENERGY RATING C **

Offers Over £160,000



- Semi Detached House
- Good Sized Rear Garden

- Two Double Bedrooms
- Storage Area With Power Point & Lighting

- Modern Kitchen & Shower Room
- Close to Local Amenities, Schools, Major Road Links and Transport Links
- Energy Rating C prediction and your experience.

Freehold Entrance

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

Lounge

12'8" x 11'4" + bay (3.87 x 3.46 + bay)

Double glazed bay window, wall mounted electric fire, cupboards to alcove, radiators.

Kitchen

16'3" x 6'9" (4.97 x 2.08)

Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, sink unit.

Double glazed window, vinyl flooring, radiator.

Rear Lobby

Double glazed composite door leading to the rear garden, radiator.

Bathroom

6'9" x 5'5" (2.06 x 1.67)

Comprising; , WC and wash hand basin with fitted furniture surrounding, bath with overhead shower. Double glazed window, panelling to walls, vertical radiator.

Landing

Double glazed window, cupboard housing boiler.

Council Tax Band A Bedroom 1

13'0" x 9'5" (3.97 x 2.88)

Double glazed window, radiator.

En-Suite WC

WC and wash hand basin.

Bedroom 2

9'7" x 8'10" (2.94 x 2.70)

Double glazed window, radiator.

External

Externally there is a garden to the front which is mostly laid to lawn together with a storage area to the side which has lighting, power points and access to the rear garden. The rear garden has lawn, decking, paved patio and storage sheds.

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, via your surveyor and legal such as being close to large trees or representative.

buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage

EE- Good outdoor and in-home

O2 - Good outdoor

Three- Good outdoor, variable in-home

Vodafone - Good outdoor

There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.

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

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

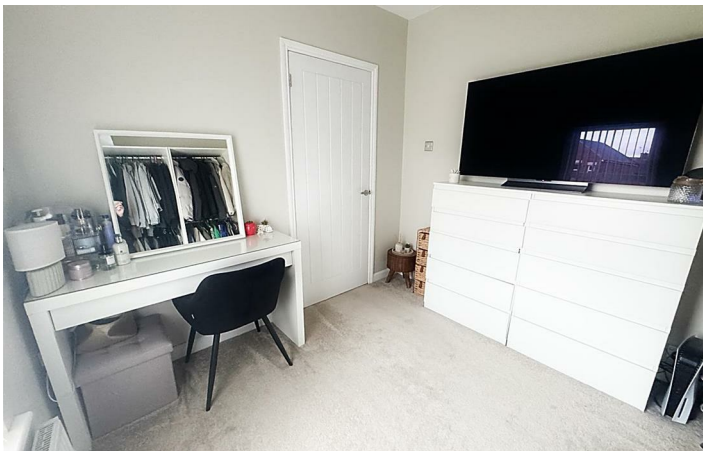
Rivers and the sea: Very low.

CONSTRUCTION:

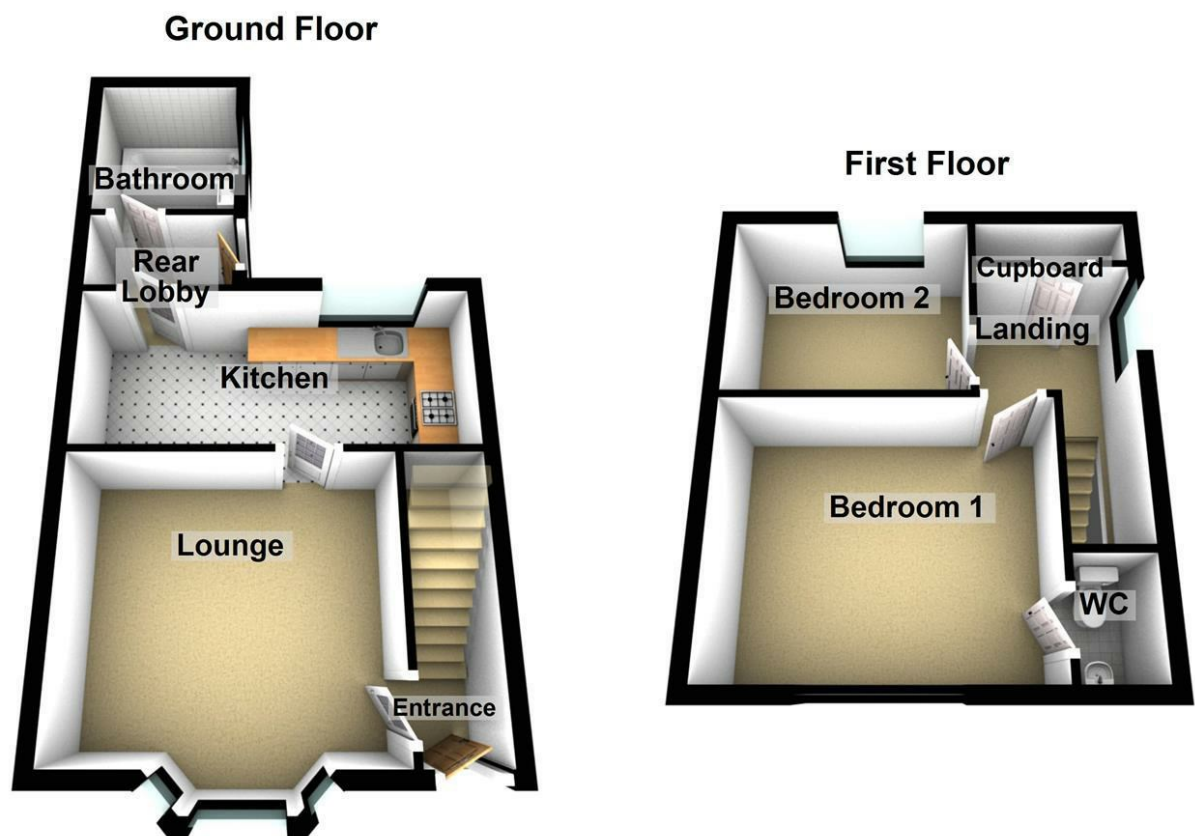
Traditional

This information must be confirmed





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		85
(81-91) B		
(69-80) C	70	
(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	