



## 10 Bigges Gardens

High Farm, Wallsend, NE28 8BB

\*\* TWO BEDROOM SEMI DETACHED HOUSE \*\* CHAIN FREE \*\* OFF STREET PARKING TO FRONT \*\*

\*\* GOOD SIZE REAR GARDEN \*\* MODERN KITCHEN \*\* SOME COSMETIC UPDATING REQUIRED \*\*

\*\* AN IDEAL STARTER HOME \*\* NEAR TO BUS SERVICES, SCHOOLS & SHOPPING FACILITIES \*\*

\*\* NEW ROOF IN RECENT YEARS \*\* FREEHOLD \*\* COUNCIL TAX BAND A \*\* ENERGY RATING C

Price £125,000



- Two Bedroom Semi Detached House
- Gardens To The Front And Rear
- Council Tax Band A
- Great Starter Home
- Close To Shops, Schools & Bus Services
- Freehold
- Off Street Parking To Front
- Chain Free
- Energy Rating C

**Entrance Lobby**

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

**Lounge**

11'5" + bay x 10'11" min (3.48 + bay x 3.33 min)

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

**Kitchen**

16'0" x 6'10" (4.89 x 2.09)

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

**Rear Lobby**

External door leading to the rear garden.

**Bathroom**

6'11" x 5'2" (2.12 x 1.60)

Comprising; bath with shower over, WC and wash hand basin, double glazed window, part tiled walls, radiator.

**Landing**

Double glazed window.

**WC**

6'4" x 2'7" (1.95 x 0.81)

WC and wash hand basin with built-under storage.

**Bedroom 1**

12'8" x 9'5" (3.87 x 2.89)

Double glazed window, storage cupboard, radiator.

**Bedroom 2**

9'3" x 8'11" (2.84 x 2.72)

Double glazed window, radiator.

**External**

Externally there is a garden to the front which is laid to lawn, together with space for off street parking.

There is a good size garden to the rear, which has lawn and paving.

**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

O2-Good outdoor

Three-UK-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

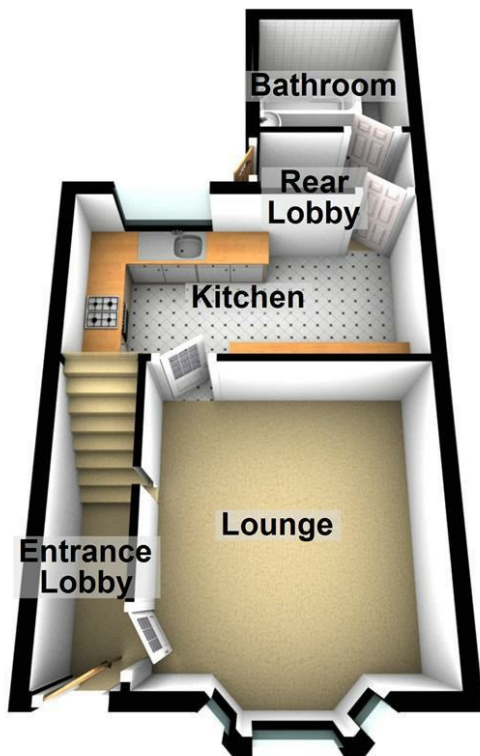
This information must be confirmed via your surveyor and legal representative.



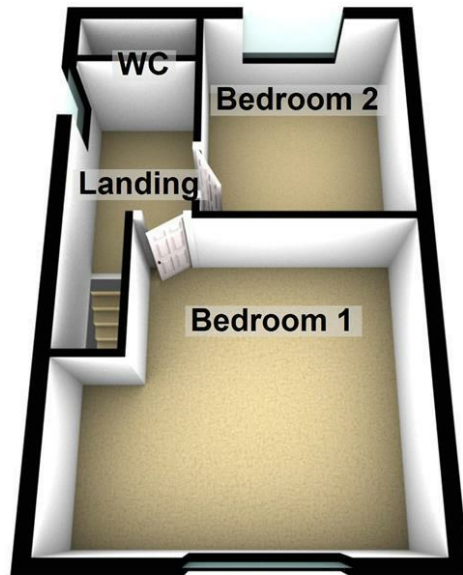


# Floor Plan

## 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			
		69	85
England & Wales		EU Directive 2002/91/EC	