



59 Main Crescent High Farm, Wallsend, NE28 8AF

**** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH ****

**** PREVIOUS PRICE WAS £125,000 ** PRICE NOW IS OFFERS OVER £110,000 TO ATTRACT A QUICK SALE ****

**** SEMI - DETACHED HOUSE ** TWO BEDROOMS ** OFF STREET PARKING ** MODERN SHOWER ROOM ****

**** SOUTH FACING REAR GARDEN ** EXCELLENT TRANSPORT & ROAD LINKS ** CLOSE TO AMENITIES ****

**** TO BE SOLD AS SEEN ** FREEHOLD & CHAIN FREE ** COUNCIL TAX BAND A ** EPC RATING C ****

Offers Over £110,000

59 Main Crescent

High Farm, Wallsend, NE28 8AF



- Semi-Detached House
- Off Street Parking
- Council Tax Band A
- Two Bedrooms
- Private South Facing Garden To Rear
- Excellent Transport & Road Links
- Walk In Shower
- Freehold & Chain Free
- Energy Rating C

Entrance

Lounge

12'7" max x 11'4" (3.86 max x 3.46) **External**

Kitchen

16'0" x 6'10" (4.89 x 2.10)

Rear Lobby

2'10" x 6'0" (0.88 x 1.84)

Shower Room

6'11" x 5'2" (2.12 x 1.59)

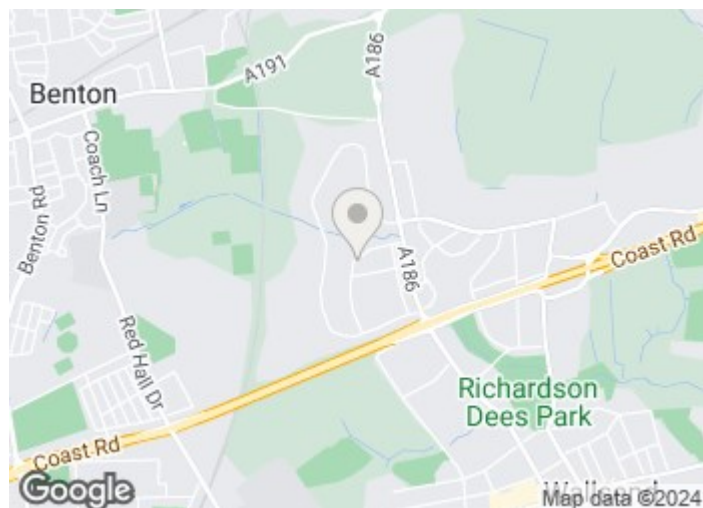
Landing

Bedroom 1

12'9" x 9'5" (3.89 x 2.89)

Bedroom 2

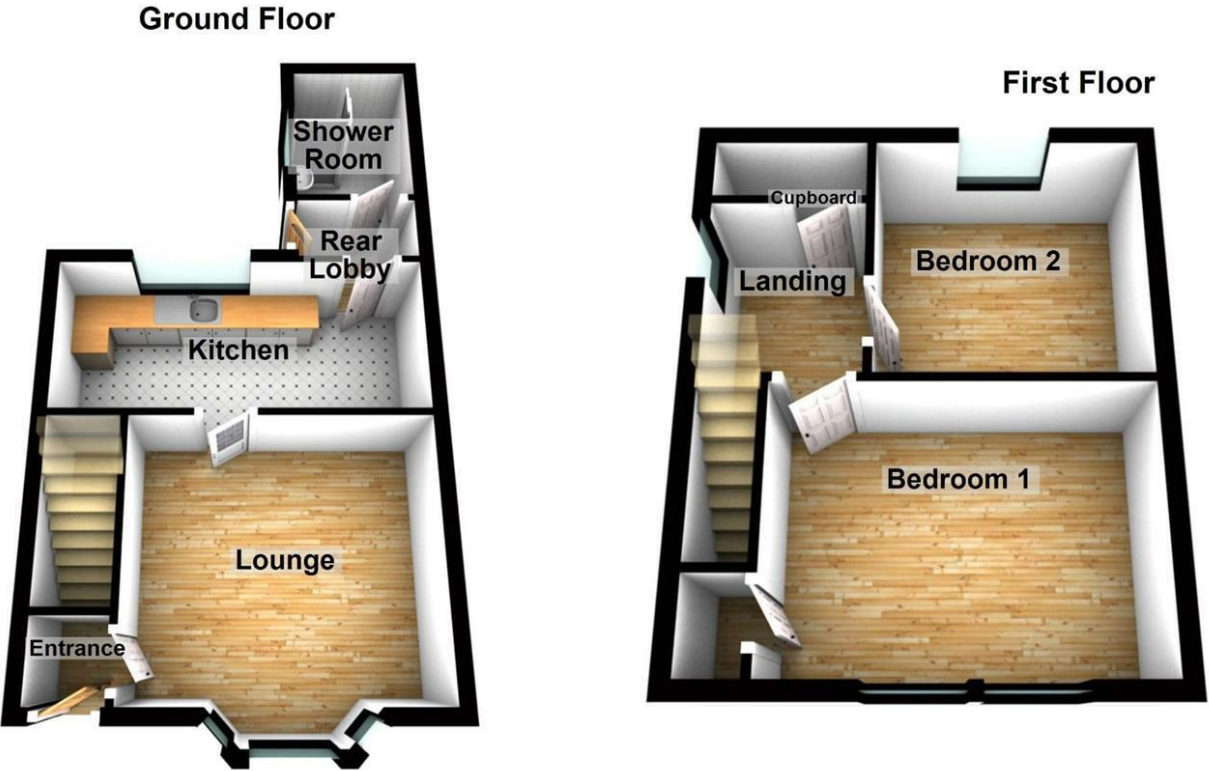
9'3" x 8'10" (2.84 x 2.71)



Directions



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		84
(69-80) C	69	
(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	