

## 28 West Farm Road , Newcastle Upon Tyne, NE6 4JA

\*\* CHAIN FREE \*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* GREAT FIRST TIME BUY \*\*

\*\* FREEHOLD \*\* DRIVEWAY PARKING \*\* READY TO MOVE INTO \*\* GREAT FAMILY HOME \*\*

\*\* DOWNSTAIRS WC \*\* CLOSE TO LOCAL AMENITIES \*\* GREAT TRANSPORT LINKS TO CITY CENTRE \*\*

\*\* COUNCIL TAX BAND B \*\* ENERGY RATING C \*\*

**Offers Over £190,000**



- Freehold
- Great Family Home
- Close to Local Amenities, Schools and Great Transport Links to City Centre

- Chain Free
- Driveway Parking
- Council Tax Band B

- Three Bedroom Semi Detached House
- Close to local Major Road Links
- Energy Rating C

### The Property Comprises

UPVC door opening into..

### Hallway

Double glazed window, radiator, understairs cupboard, access to downstairs wc, Lounge and kitchen

### Downstairs WC

5'10" x 3'4" (1.78 x 1.03)

WC, wash hand basin, panelled walls.

### Lounge

Double glazed bay window, radiator, opening into dining room

### Dining Room

12'4" x 10'8" max (3.77 x 3.27 max)

Double glazed patio doors leading into rear garden, radiator

### Kitchen

11'0" x 8'2" (3.37 x 2.51)

Fitted with range of wall and base units with countertops, built in oven and gas hob, sink, UPVC door giving access to rear garden

### Stairs to First Floor

to Landing

### Landing

Double glazed window, access to bedrooms and bathroom.

### Bathroom

6'3" x 4'10" (1.93 x 1.48 )

Double glazed window, radiator, bath with overhead shower, WC and wash hand basin.

### Bedroom 1

12'8" max x 11'3" (3.87 max x 3.44 )

Double glazed window, radiator.

### Bedroom 2

12'3" x 11'1" max (3.74 x 3.39 max)

Double glazed window. radiator.

### Bedroom 3

8'11" x 7'11" (2.74 x 2.42 )

Double glazed window, radiator.

### External

To the front there is a driveway parking, and wall front garden. To the rear there is a garden mainly laid to lawn with fenced perimeter.

### Garage

37'2" x 8'10" (11.33 x 2.71)

There is a garage attached to the property.

### 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

O2- Good outdoor, variable in-home

Three - Good outdoor and in-home

Vodafone - Good outdoor and 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.

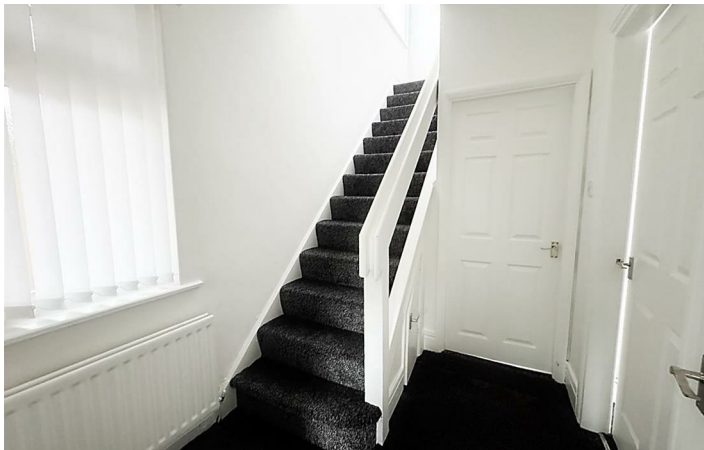
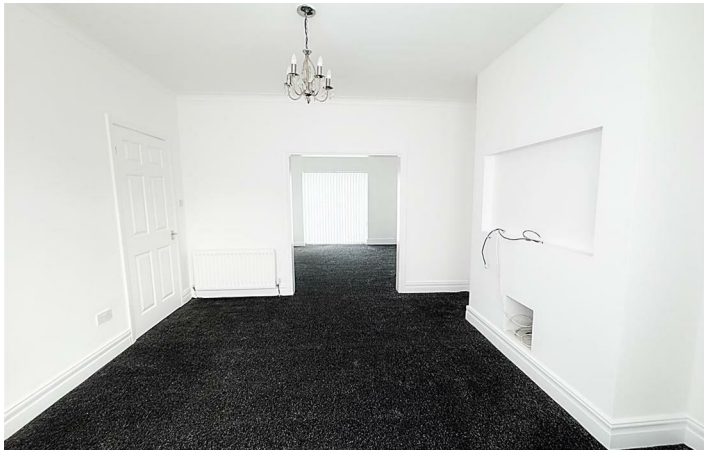
Rivers and the sea: Very low.

#### CONSTRUCTION:

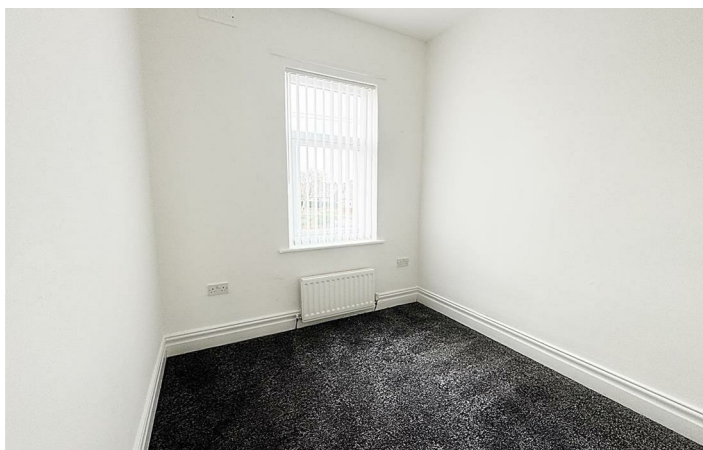
Traditional

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





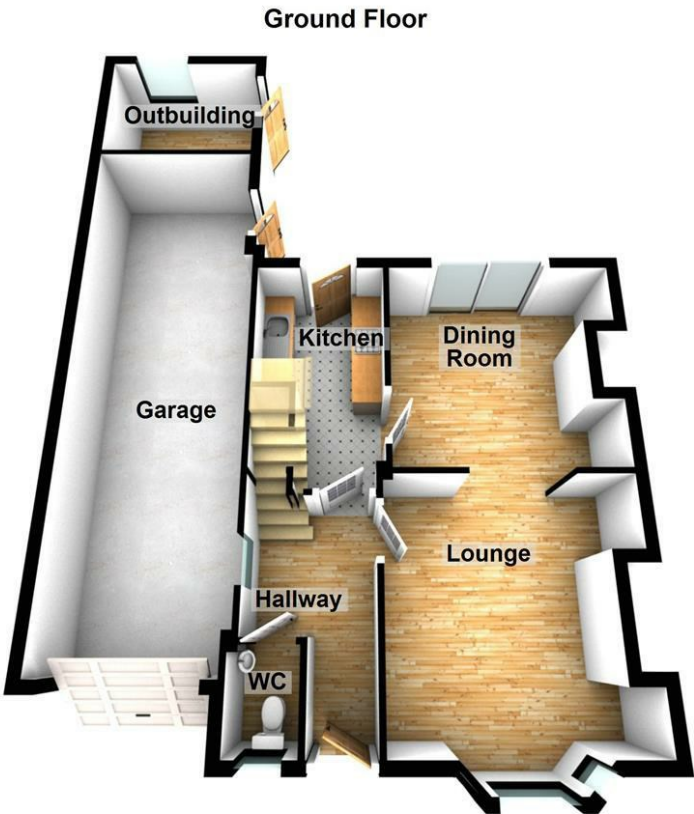








Floor Plan



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England & Wales	EU Directive 2002/91/EC	