



87 Wiltshire Gardens High Farm, Wallsend, NE28 8AL

**** ORIGINALLY A SHOW HOUSE ** LOVELY FAMILY HOME ** SOUTH FACING LANDSCAPED REAR GARDEN **
** FREEHOLD ** GARAGE ** COUNCIL TAX BAND C ** ENERGY RATING C ****

A lovely family home, built in 2007, this three bedroom detached House is situated on the edge of Wiltshire Gardens, and offers a good standard of accommodation, an IDEAL 1ST BUY. The property was previously a show home, when the development was being built and as such it has landscaped gardens, and was finished to a higher specification. The ground floor has an attractive living room, a dining room which opens up to the kitchen, a utility and a toilet. Upstairs there are three DOUBLE bedrooms, the master with an EN-SUITE shower room and FITTED FURNITURE. The rear garden is SOUTH FACING and there is a GARAGE and DRIVEWAY to the rear.

Wiltshire Drive has easy access to local road and transport link, The Rising Sun Country Park, and for those with children, there are OFSTED rated "Good" schools locally. Council tax band C, Energy Rating C. Call next2buy Ltd to arrange a viewing - 0191 2953322.

Asking Price £235,000

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- *** Freehold ***
- Three Double Bedrooms
- Lovely Family Home
- Garage At Rear
- En-Suite To Master
- Energy Rating C
- Driveway Parking
- Landscaped Gardens

Entrance Hallway

Living Room

17'10" x 11'10" (5.46 x 3.61)

Dining Room

9'1" x 11'10" (2.79 x 3.61)

Kitchen

10'9" x 11'10" (3.30 x 3.61)

Utility

4'0" x 6'3" (1.24 x 1.91)

Cloakroom

2'11" x 6'0" (0.91 x 1.85)

Stairs to First Floor

Bedroom 1

11'3" x 11'8" (3.45 x 3.58)

En-Suite Shower Room

3'2" x 5'10" (0.97 x 1.80)

Bedroom 2

11'8" x 9'1" (3.58 x 2.79)

Bedroom 3

9'3" x 9'1" (2.84 x 2.79)

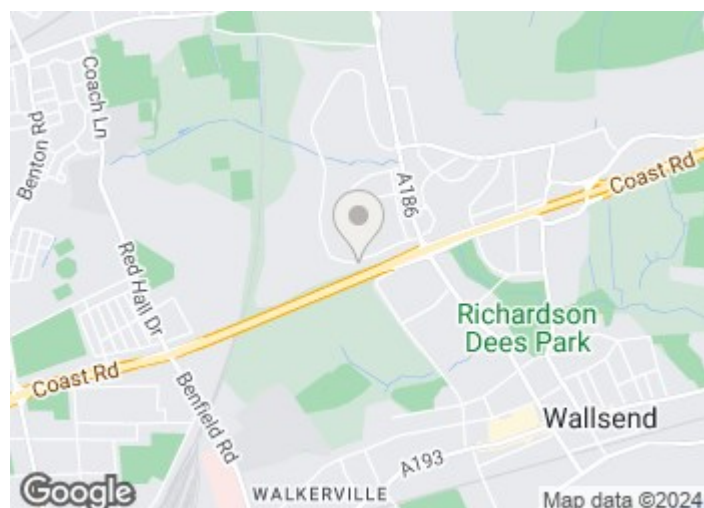
Bathroom

6'3" x 6'3" (1.93 x 1.91)

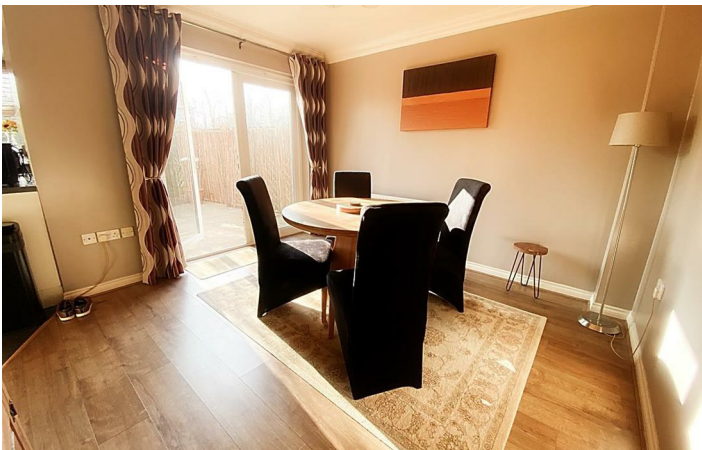
Gardens

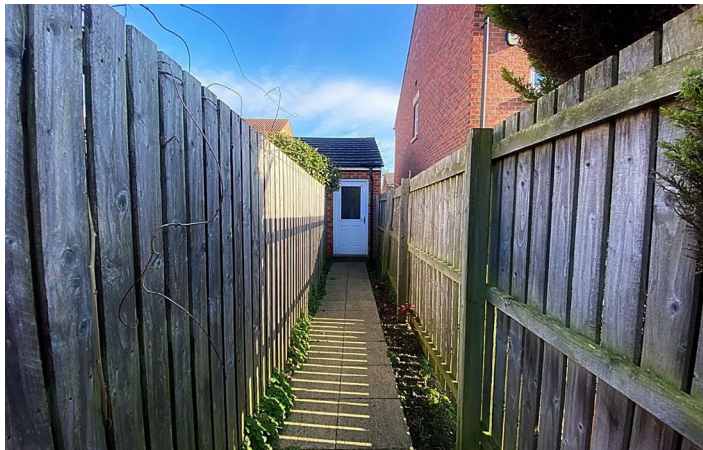
Garage & Drive

Estate Charge

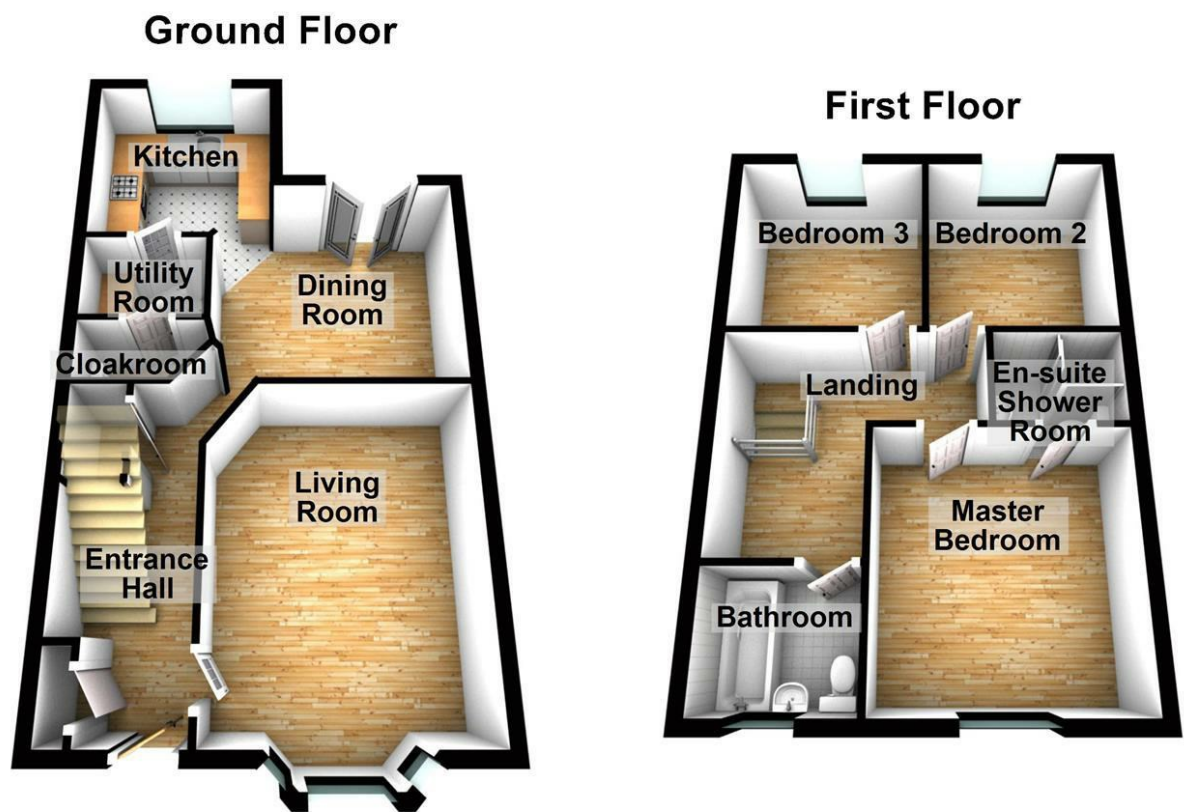


Directions





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		85
(81-91) B		
(69-80) C	73	
(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	