

## 65 Chicken Road

High Farm, Wallsend, NE28 8NN

**\*\* 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 \*\***

**\*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* CHAIN FREE \*\* LOUNGE / DINING ROOM \*\***

**\*\* MODERN KITCHEN \*\* SPACIOUS CONSERVATORY \*\* OFF STREET PARKING TO FRONT \*\***

**\*\* REAR GARDEN WITH OPEN ASPECT \*\* CLOSE TO LOCAL AMENITIES AND BUS SERVICES \*\***

**\*\* COUNCIL TAX BAND A \*\* FREEHOLD \*\* ENERGY RATING D \*\***

**Offers Over £165,000**



- Three Bedroom Semi Detached House

- Open Aspect To Rear
- Freehold

#### Porch

Double glazed entrance door with windows to the side, tiling to floor, inner door leading into the hallway.

#### Hallway

Stairs to the first floor landing, tiling to floor, radiator.

#### Kitchen

15'8" x 6'9" (4.79 x 2.07)

Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed windows, tiling to floor, radiator, double glazed external door.

#### Dining Area

9'10" x 9'9" (3.02 x 2.99)

Double glazed window, radiator. Open to lounge area.

#### Lounge Area

13'0" x 11'9" (3.97 x 3.60)

Fireplace with electric fire, radiator, double doors leading to the conservatory.

#### Conservatory

11'7" x 9'6" (3.54 x 2.90)

Double glazed windows, tiling to floor, radiator, double glazed French doors leading to the rear garden.

- Conservatory

- Off Street Parking
- Council Tax Band A

#### Landing

Double glazed window, cupboard and access to the loft which is boarded and has pull down ladders and lighting.

#### Bedroom 1

11'10" x 11'3" (3.62 x 3.43)

Double glazed window, radiator.

#### Bedroom 2

11'4" x 8'0" to robe (3.46 x 2.46 to robe)

Double glazed window, sliding door wardrobes.

#### Bedroom 3

8'11" x 7'10" (2.72 x 2.41)

Double glazed window, radiator.

#### Shower Room

7'5" x 5'4" (2.27 x 1.63)

Comprising; shower cubicle, WC and wash hand basin with built-under storage. Double glazed windows, tiling to walls and floor, ladder style radiator.

#### External

Externally the front is block paved and provides space for off street parking. There is a garden to the rear which has an open aspect, the garden has a paved patio area and lawn.

- Lounge/Dining Room

- Chain Free
- Energy Rating D

#### Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available  
Speeds: Download: 1800 Mbps  
Upload: 220 Mbps

Mobile: Indoor EE>Likely Three>Limited 02>None Vodafone>Limited  
Mobile: Outdoor EE>Likely Three>Likely 02>Likely Vodafone>Likely

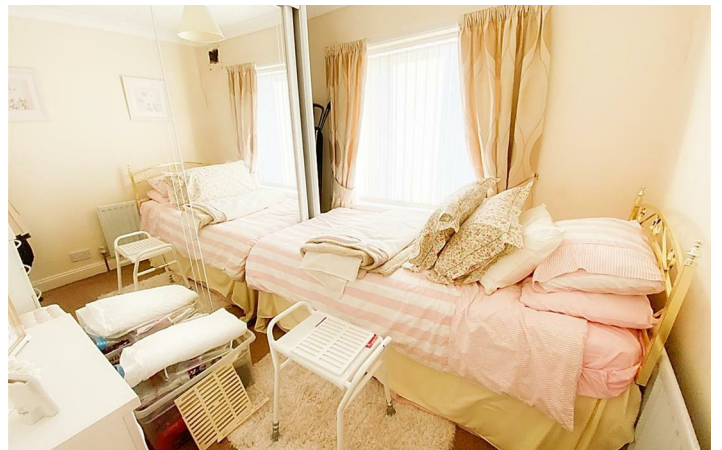
#### Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

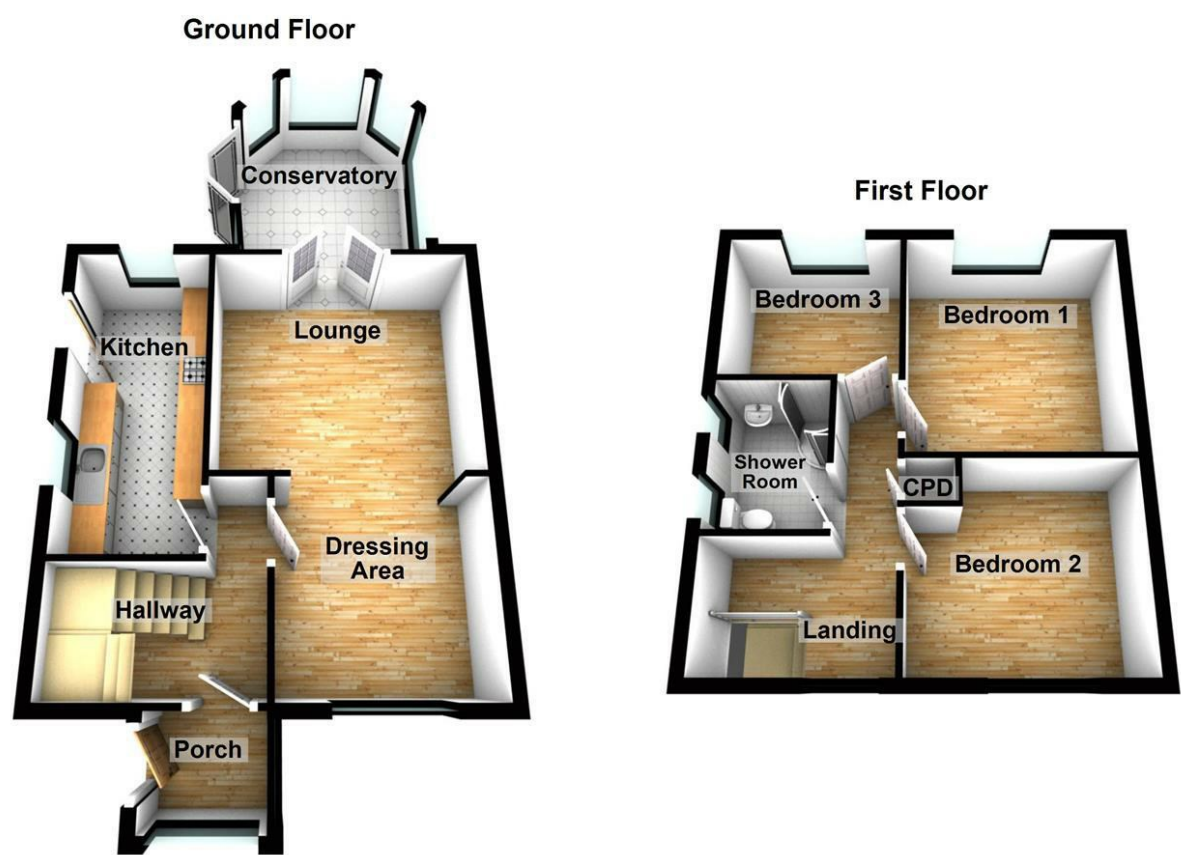
Rivers and the sea: Very low risk.

Surface water: High Risk.





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	58	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC