



## 25 Henderson Road , High Farm, NE28 9LF

- \*\* A FANTASTIC STARTER HOME \*\* VERY WELL PRESENTED & READY TO MOVE INTO \*\* FREEHOLD \*\*
- \*\* TWO DOUBLE BEDROOMS \*\* GARAGE & AMPLE SPACE FOR PARKING \*\* MODERN KITCHEN \*\*
- \*\* SUN ROOM/DINING AREA \*\* SHOWER ROOM/WC & ADDITIONAL WC \*\* LOVELY REAR GARDEN \*\*
- \*\* LESS THAN 0.5 MILE TO LOCAL SCHOOLS \*\* EASY ACCESS TO THE A1058 COAST ROAD \*\*
- \*\* SHORT WALK TO SHOPS \*\* COUNCIL TAX BAND A \*\* ENERGY RATING TBC \*\*

Offers Over £170,000



- Two Bedroom Semi Detached House
- Garage & Ample Space For Parking

• Freehold  
**Porch**

Double glazed entrance door and windows, tiling to floor, inner door leading into the lobby.

**Lobby**

Stairs to the first floor landing, tiling to floor, access to the lounge.

**Lounge**

12'11" x 11'4" + bay (3.94 x 3.46 + bay)

Double glazed bay window, tiling to floor, radiator.

**Kitchen**

16'4" x 6'9" (4.98 x 2.07)

Fitted with a modern range of wall and base units with work surfaces over and sink unit, integrated fridge/freezer, range style cooker, tiling to floor, vertical radiator.

**Sun Room/Dining Area**

8'8" x 7'5" (2.64 x 2.27)

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

**Utility Area**

Plumbed for washing machine, tiling to floor, access to the shower room. garden which is mostly laid to lawn together with a paved patio.

- Extended To Front

- Modern Kitchen

• Council Tax Band A  
**Shower Room**

6'9" x 5'2" (2.05 x 1.57)

Comprising; shower cubicle, low level WC and wash hand basin with fitted furniture surrounding, double glazed window, tiling to walls, ladder style radiator.

**Landing**

Double glazed window, access to the loft.

**Bedroom 1**

13'0" x 9'5" (3.97 x 2.88)

Double glazed window, cupboard, radiator.

**Bedroom 2**

9'8" x 8'10" (2.94 x 2.70)

Double glazed window, radiator.

**WC**

Comprising; WC, wash hand basin with built-under storage, part tiled walls, double glazed window.

**External**

Externally the front is paved and provides ample space for off street parking. There is a single garage situated to the rear and a lovely garden which is mostly laid to lawn together with a paved patio.

**Material Information**

- Sun Room/Dining Area

- Fantastic Starter Home

• Energy Rating TBC  
**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 and in-home

O2-Good outdoor

Three-UK-Good outdoor and in-home

Vodafone\_Good outdoor

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

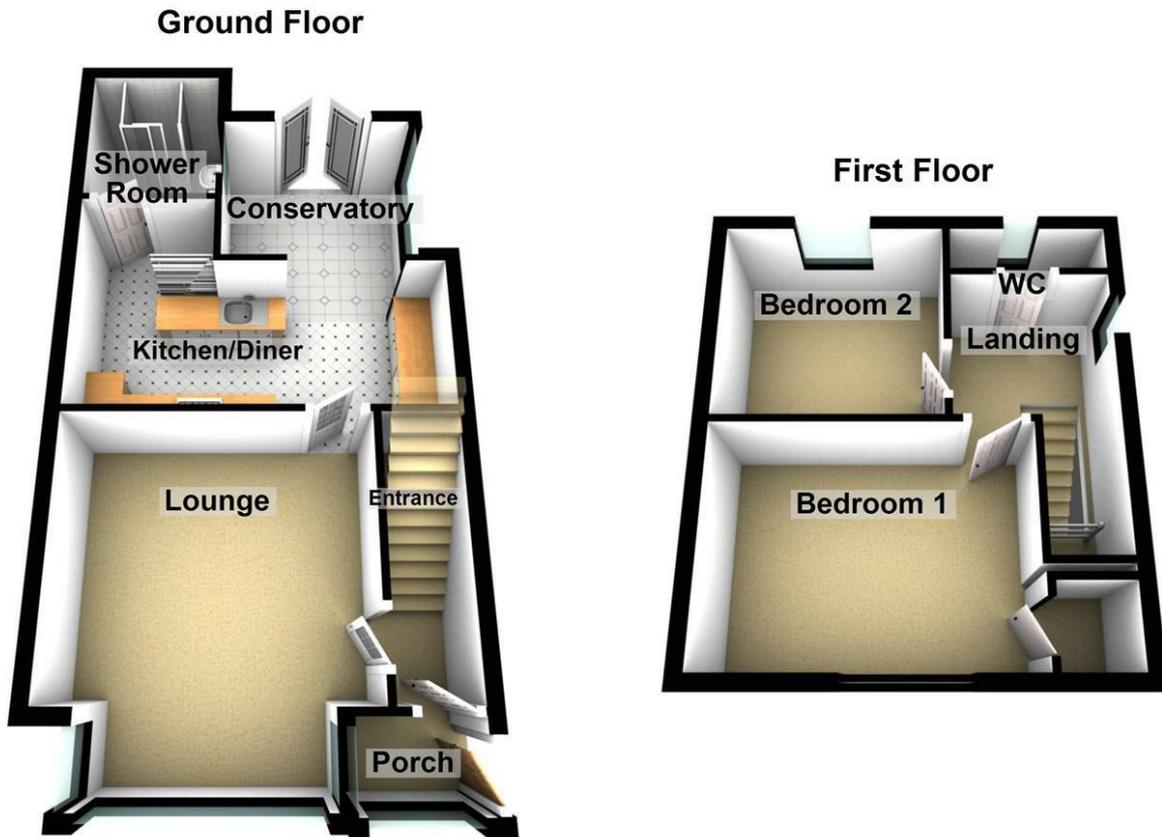
This information must be confirmed via your surveyor and legal representative.







# 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 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	