

7 Hollings Crescent High Farm, Wallsend, NE28 9LN

**** 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! ****

TWO BEDROOM SEMI DETACHED HOUSE ** OFF STREET PARKING **** WEST FACING REAR GARDEN ******

****** LEAN TO STORAGE TO SIDE **** POPULAR LOCATION **** GREAT FIRST TIME BUY ******

A great starter home, this two bedroom semi-detached house is located on the popular High Farm estate and is offered for sale chain free. The property has a spacious lounge/dining room, kitchen, two bedrooms and a shower room. There is a garden to the front as well as space for off street parking and a good size rear garden which has a westerly aspect. High Farm is a popular area that offers easy access to the A1058 Coast Road, the A19 and the Silverlink Retail Park; further amenities can be found in the nearby town centre. Freehold. Council tax band A. Energy rating D.

Price £129,950

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- Two Bedrooms
- Lean To Storage To Side
- Council Tax Band A
- West Facing Garden To Rear
- No Onward Chain
- Freehold
- Off Street Parking
- Great Starter Home
- Energy Rating D

Entrance

Lounge/Dining Room

18'9" x 14'2" (5.72 x 4.33)

Kitchen

10'0" x 5'6" (3.07 x 1.68)

Landing

Bedroom 1

13'0" x 9'4" (3.97 x 2.86)

Bedroom 2

9'8" x 8'10" (2.95 x 2.70)

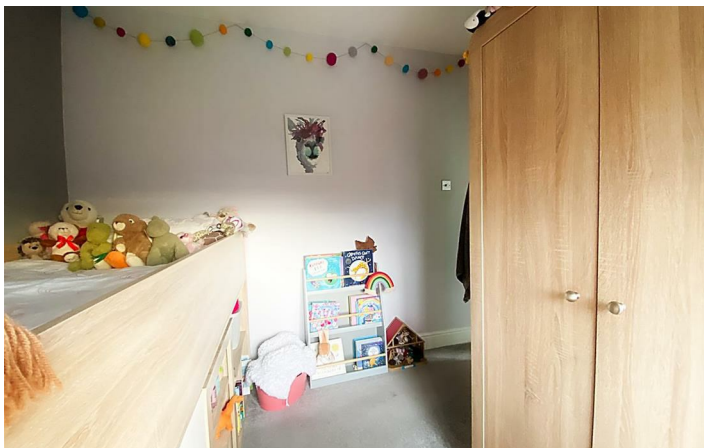
Shower Room

7'7" max x 4'10" (2.32 max x 1.49)

External



Directions

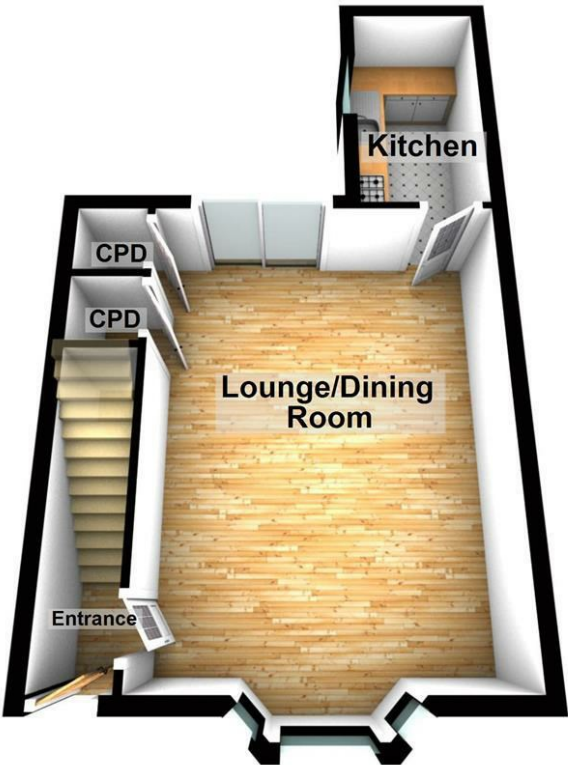






Floor Plan

Ground Floor



First Floor



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		84
(81-91) B		
(69-80) C	68	
(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