



67 Strawberry Gardens High Farm, Wallsend, NE28 8AX

** 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 **

** SEMI DETACHED HOUSE ** THREE DOUBLE BEDROOMS ** OFF STREET PARKING ** CHAIN FREE **

** DOWNSTAIRS WC ** GOOD SIZE KITCHEN ** GARDENS TO THE FRONT AND REAR **

** CLOSE TO LOCAL AMENITIES ** FREEHOLD ** COUNCIL BAND A ** ENERGY RATING D **

Price £160,000



- Semi Detached House
- Off Street Parking
- Chain Free
- Three Double Bedrooms
- Close To Local Amenities
- Freehold - Council Tax Band A
- Downstairs WC
- Excellent Road Links
- Energy Rating D

Entrance

UPVC glazed door, stairs to the first floor landing, radiator.

Lounge

15'10" x 14'7" (4.83 x 4.46)

Double glazed bow window, laminate flooring, radiator, cupboard.

Kitchen

15'0" x 7'10" (4.58 x 2.40)

Fitted with range of wall and base units with work surfaces over and sink unit, integrated oven and hob with extractor hood over. Double glazed windows and tile flooring, storage cupboard.

WC

4'6" x 2'11" (1.39 x 0.89)

Double glazed window, WC, tiling to floor.

Landing

Access to loft which has pull down ladders and boarded for storage.

Bedroom 1

10'11" x 10'6" (3.35 x 3.21)

Double glazed window and radiator.

Bedroom 2

14'2" x 7'7" (4.32 x 2.33)

Double glazed window and radiator.

Bedroom 3

10'10" x 9'8" (3.31 x 2.97)

Double glazed window and radiator with access to shower room.

Shower Room

9'6" max x 7'2" (2.91 max x 2.19)

Shower, WC and wash hand basin.

Double glazed window, fully tiled walls, ladder style radiator.

External

Externally there is a low maintenance garden to the front together with space for off street parking and a garden to the rear which is mostly laid to lawn.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 220 Mbps

Mobile: EE>Likely Three> Likely

02>Likely Vodafone>Likely

Flood Risks

At the time of marketing this information is correct.

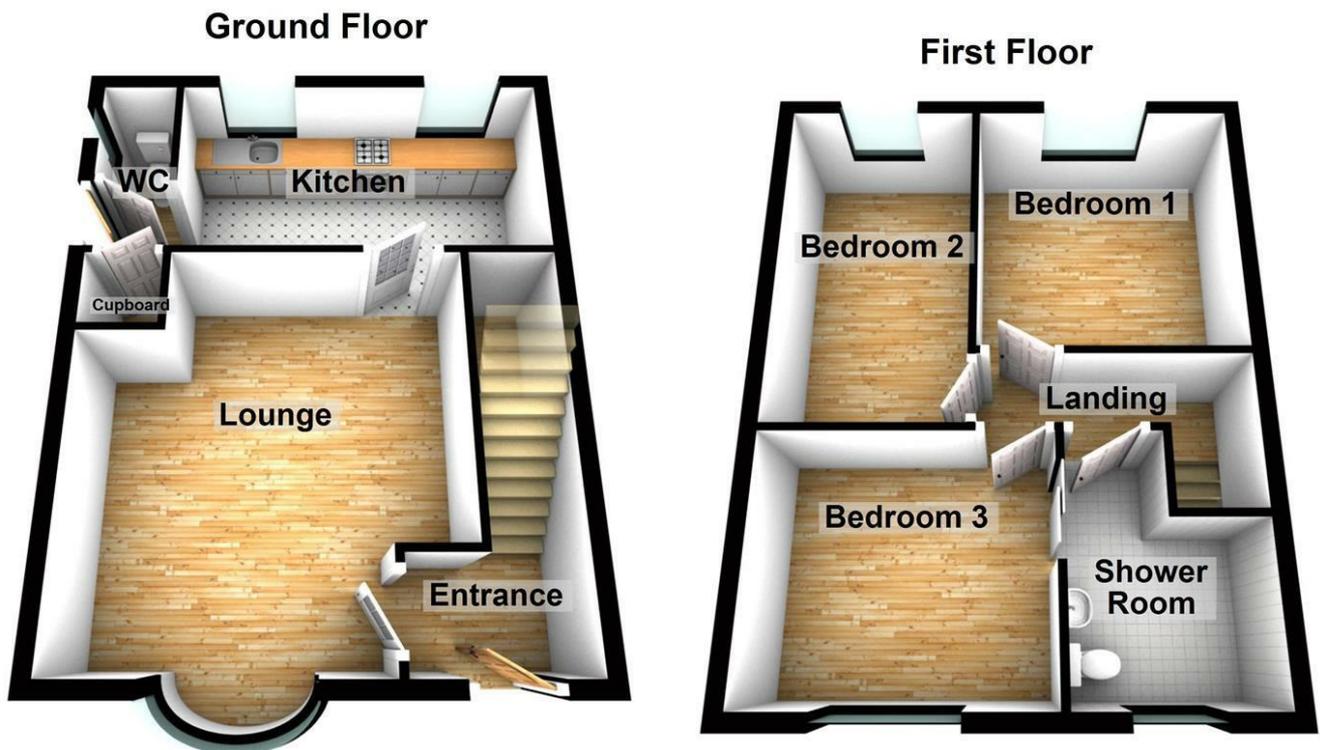
Yearly chance of flooding:

Surface water: Medium

Rivers and the sea: Very low 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 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) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			76
England & Wales		EU Directive 2002/91/EC	