

39 High View , Wallsend, NE28 8SS

** WEST FACING REAR GARDEN ** THREE BEDROOM SEMI DETACHED HOUSE ** CHAIN FREE **

** SOUGHT AFTER AREA ** MODERN REFITTED KITCHEN DINER ** GENEROUS CORNER PLOT **

** LOVELY REAR GARDEN WITH SOCIAL AREAS ** DOUBLE GARAGE ** FREEHOLD **

** CLOSE TO RICHARDSON DEES PARK AND LOCAL AMENITIES ** EXCELLENT ROAD LINKS **

** COUNCIL TAX BAND C ** EPC RATING D ** IDEAL FAMILY HOME **

Offers Over £245,000

39 High View , Wallsend, NE28 8SS



- Three Bedroom Semi Detached House
- Lovely Rear Garden With Social Areas
- Council Tax Band C
- Freehold & Chain Free
- West Facing Rear Garden
- EPC Rating D
- Double Garage
- Close to Amenities With Excellent Road Links

Entrance

UPVc door into an entrance porch.

Hallway

Access to ground floor rooms and staircase.

Toilet

2'10" x 4'3" (0.87 x 1.31)

Double glazed window, part tiled walls and fitted with a toilet.

Living Room

15'3" x 10'6" (4.66 x 3.21)

Double glazed window, feature fire surround, wooden flooring, decorative coving and a picture rail.

Kitchen

20'2" x 11'1" (6.17 x 3.40)

Double glazed window and radiator. Part tiled walls and laminate flooring. Fitted with a range of floor and wall units, counters and sink. Gas hob with n extractor hood over and an electric oven. There is also an islandgated driveway on its approach. unit.

Stairs to First Floor

Landing leading to the bedrooms and bathroom.

Bedroom 1

11'1" x 10'11" (3.39 x 3.34)

Double glazed window and radiator. Decorative picture rail and a feature fire surround.

Bedroom 2

11'3" max x 10'2" (3.43m max x 3.10m)

Two double glazed windows and radiator.

Bedroom 3

10'2" x 8'11" (3.10 x 2.72)

Double glazed window and radiator..

Bathroom

8'2" x 9'8" (2.49 x 2.97)

Double glazed window and a heated towel rail. Tiled walls and fitted with a white suite including a shower cubicle.

Garage & Drive

The house has a garage with a

electric oven. There is also an islandgated driveway on its approach.

unit.

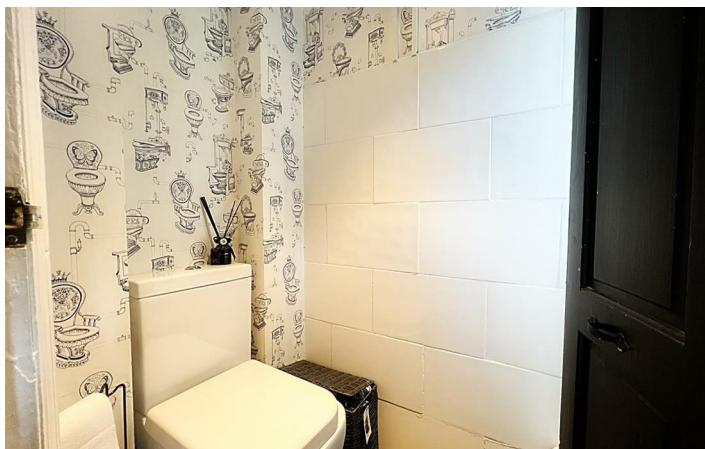
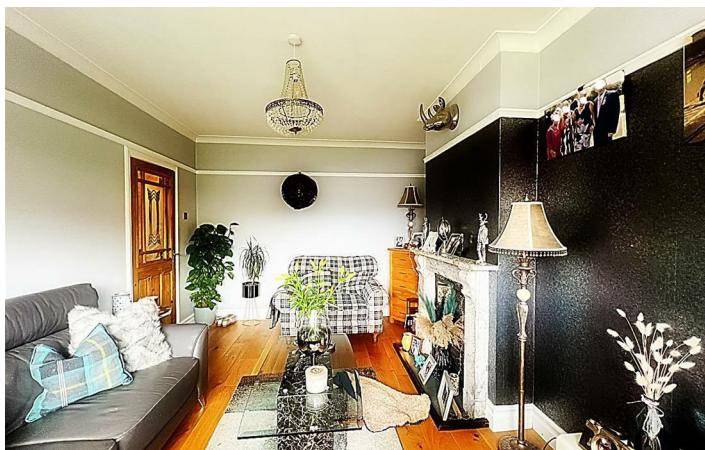
There are gardens front and rear.

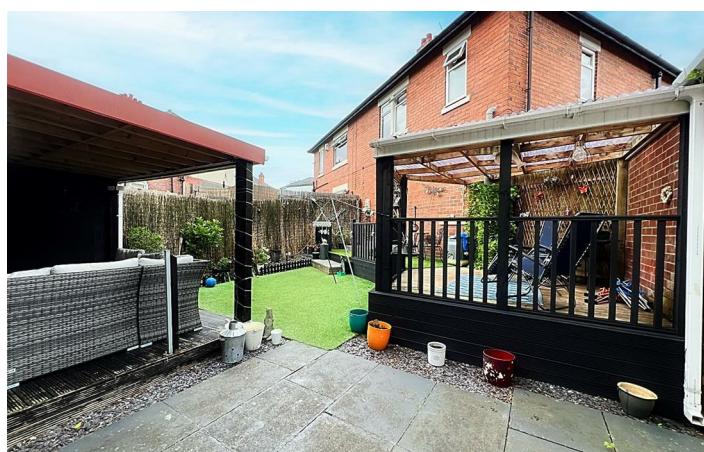
Freehold

The house is freehold

Broadband

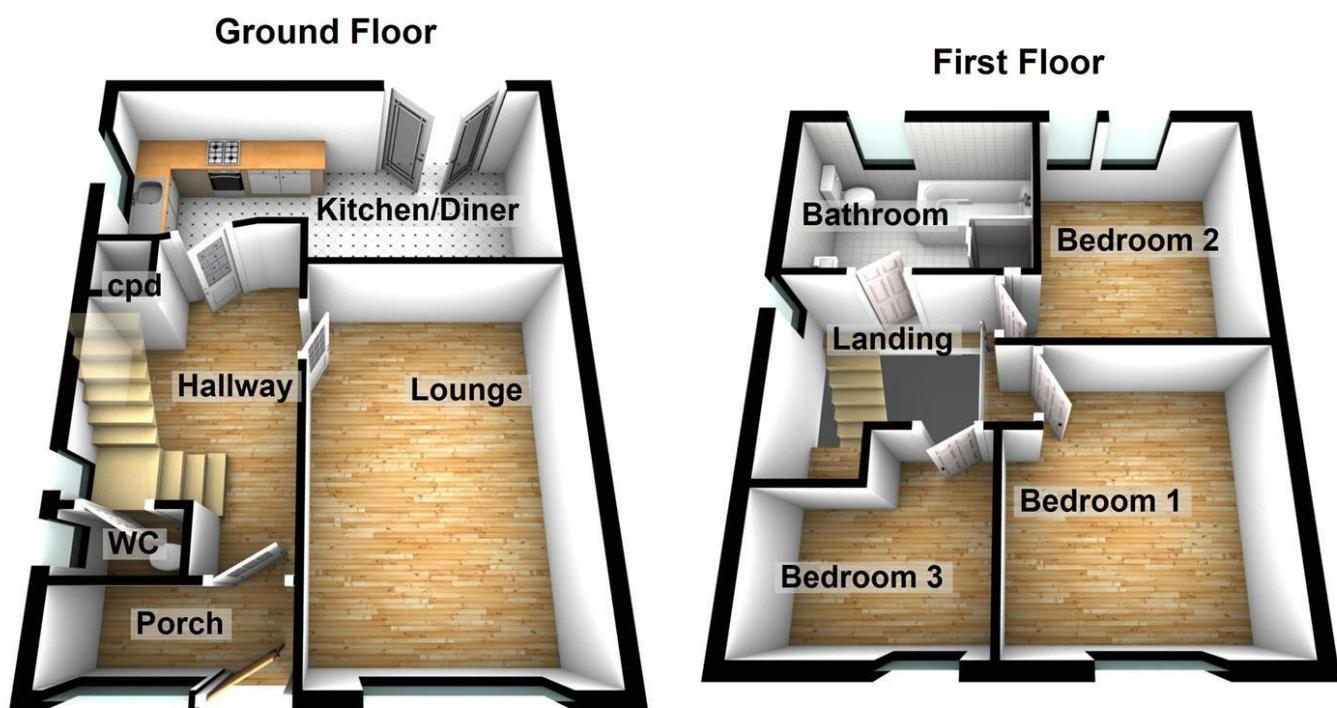
<https://www.openreach.com/fibre-checker/my-products>







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	82
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	