

44 O'Hanlon Crescent, High Farm



Guide price £105,000 to £115,000

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For sale with NO ONWARD CHAIN, this FREEHOLD house, is very nicely situated in HIGH FARM, a popular and sought after location in Wallsend, with easy access to the Coast Road, A19, and the Silverlink and Cobalt. The house has two DOUBLE BEDROOMS, an upstairs toilet, an attractive living room with a bay window, a kitchen and a downstairs bathroom. There are gardens front and rear; the rear is SOUTH FACING, and not overlooked, and there is DRIVEWAY parking at the front.

For those with children, Wallsend Jubilee Primary School is close by and The Rising Sun Country Park is a short distance away. Bus links to Newcastle City are accessible and Wallsend town centre with all amenities, shopping and medical resources are also a short distance away.

Council Tax Band A, Energy Rating D. Call next2buy Ltd to arrange a viewing 0191 2953322.

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The Property Comprises

Entrance

UPVc door into Entrance Lobby.

Living Room

11'5" x 11'4" (3.47 x 3.45) UPVc double glazed bay window, and radiator. Under stairs storage cupboard and a gas fire.



Kitchen

6'11" x 16'4" (2.10 x 4.97) UPVc double glazed window and radiator. Part tiled walls and fitted with a range of floor and wall units, counters and sink, gas hob, extractor hood and an electric oven.



Rear Lobby

3'1" x 5'11" (0.94 x 1.81) Access to the rear garden.

Bathroom

6'8" x 5'11" (2.04 x 1.81) UPVc double glazed window, and radiator. Tiled walls and fitted with a three pieces suite including a shower cubicle.

Stairs to First Floor

Landing with UPVc double glazed window. Leading to...

Toilet

2'8" x 6'5" (0.81 x 1.95) UPVc double glazed window, and radiator. Fitted with a two piece suite.



Bedroom 1

9'6" x 13'2" (2.90 x 4.01) UPVc double glazed window, radiator, and a built in cupboard.



Bedroom 2

8'10" x 9'7" (2.70 x 2.92) UPVc double glazed window and radiator.



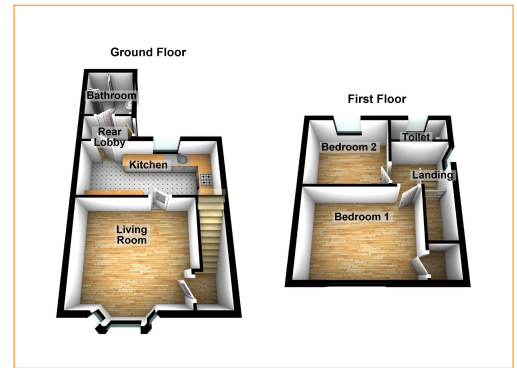
Gardens

There are gardens front and rear. The rear is particularly attractive, south facing and not overlooked. It has been "landscaped" with ornamental paving.

There is also driveway parking to the front.

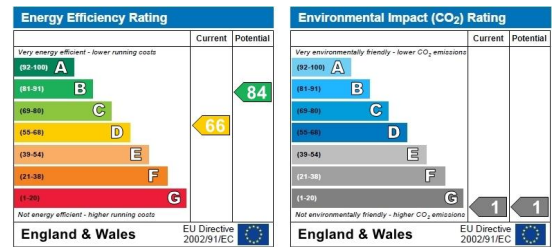


FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours;
 Monday 9am - 6pm
 Tuesday 9am - 6pm
 Wednesday 9am - 6pm
 Thursday 9am - 6pm
 Friday 9am - 6pm
 Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

VIEWING APPOINTMENT

TIME

DAY/DATE

VENDORS NAME (S)

QR CODE

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