



## 28 Shafto Street

Rosehill, Wallsend, NE28 7AH

SUPERBLY PRESENTED & READY TO MOVE INTO \*\* THREE BEDROOM FIRST FLOOR FLAT \*\*

PRIVATE YARD TO REAR \*\* USABLE LOFT SPACE WITH SKYLIGHT WINDOW & LIGHTING \*\*

MODERN KITCHEN & BATHROOM \*\* CLOSE TO LOCAL AMENITIES \*\* IDEAL FIRST TIME BUY \*\*

COUNCIL TAX BAND A \*\* 999 YEAR LEASE FROM 1984 \*\* ENERGY RATING D \*\*

Offers Over £85,000

# 28 Shafto Street

Rosehill, Wallsend, NE28 7AH



- Three Bedroom First Floor Flat
- Beautifully Presented
- Usable Loft Space
- Convenient For Amenities
- Ideal First Time Buy
- Private Yard To Rear
- Council Tax Band A
- 999 Year Lease From 1984
- Energy Rating D

## Entrance

## Landing & Loft

## Lounge

12'11" x 12'10" (3.94 x 3.90)

## Kitchen

8'11" min x 7'6" (2.72 min x 2.29)

## Bathroom

5'8" x 4'2" (1.72 x 1.26)

## Bedroom 1

12'11" x 12'9" (3.94 x 3.88)

## Bedroom 2

9'8" x 8'1" (2.94 x 2.46)

## Bedroom 3

7'7" x 7'1" (2.34 x 2.15)

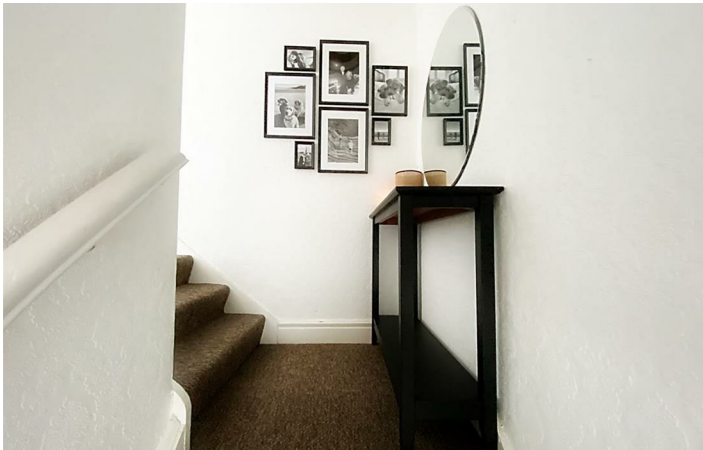
## External

## Broadband



## Directions







# 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	64
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	