



## 86 Cheadle Avenue Hadrian Park, Wallsend, NE28 9QT

\*\* 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 \*\*

TWO BEDROOM GROUND FLOOR FLAT \*\* LOVELY PRIVATE GARDEN TO FRONT & GARDEN TO REAR

GARAGE & PARKING SPACE \*\* MODERN KITCHEN & BATHROOM \*\* IDEAL FIRST TIME BUY \*\*

SOUGHT AFTER LOCATION CLOSE TO AMENITIES & EXCELLENT ROAD LINKS \*\* READY TO MOVE INTO

999 YEAR LEASE FROM 1964 \*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\*

Price £109,950

# 86 Cheadle Avenue

Hadrian Park, Wallsend, NE28 9QT



- Two Bedroom Ground Floor Flat
- Great First Time Buy
- Gardens To The Front & Rear
- Garage In Nearby Block
- Sought After Location
- Well Presented & Ready To Move Into
- 999 Year Lease From 1964
- Council Tax Band A
- Energy Rating C

## Hallway

## Lease & Ground Rent

## Lounge

## Broadband

14'9" x 11'10" (4.51 x 3.62)

## Kitchen

9'10" x 8'5" (3.02 x 2.58)

## Bedroom 1

11'5" x 9'7" (3.50 x 2.94)

## Bedroom 2

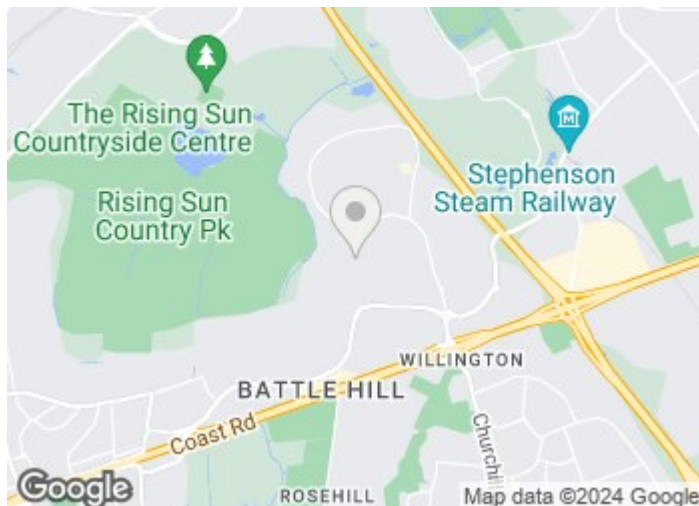
7'10" x 7'5" (2.41 x 2.27)

## Bathroom

8'0" x 7'4" (2.46 x 2.24)

## External

## Garage



## Directions



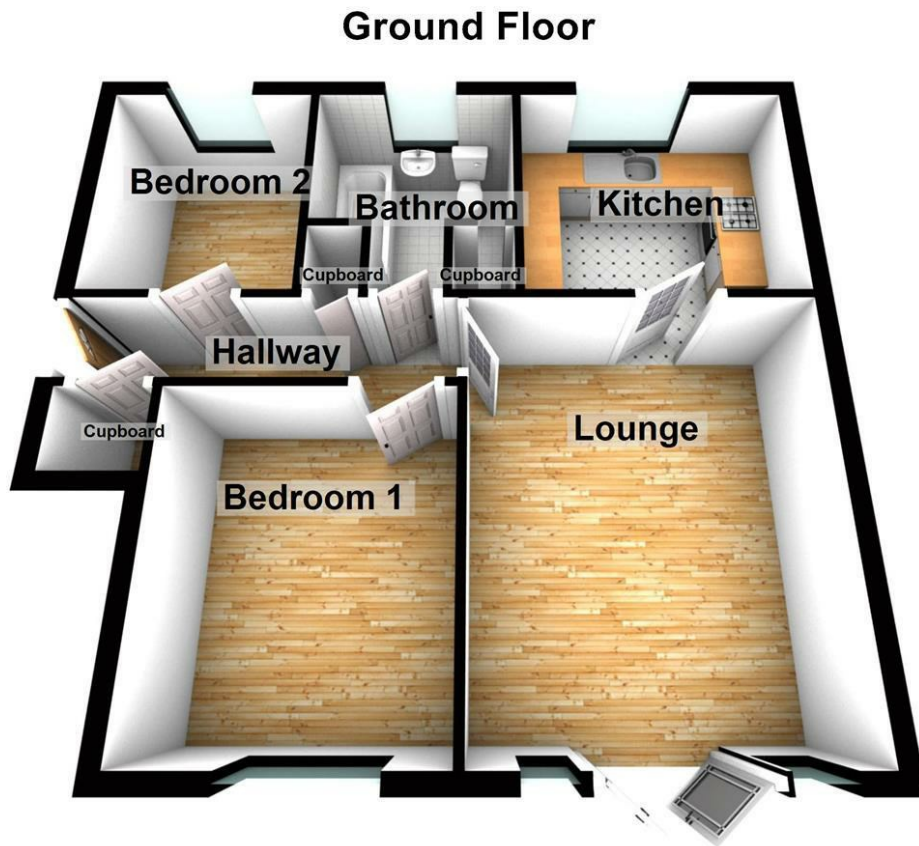








# Floor Plan



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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	