



263 Station Road , Wallsend, NE28 8SB

TWO BEDROOM GROUND FLOOR FLAT ** SITUATED IN WALLSEND TOWN CENTRE **

CLOSE TO SHOPS - BUS SERVICES & METRO STATION ** GREAT FIRST TIME BUY **

MODERN KITCHEN & BATHROOM ** PRIVATE YARD TO REAR ** CHAIN FREE ** COUNCIL TAX BAND A

999 YEAR LEASE FROM 1988 ** ENERGY RATING D **

Price £79,950

263 Station Road

, Wallsend, NE28 8SB



- Two Bedroom Ground Floor Flat
- Close To Amenities & Metro Station
- Council Tax Band A
- Private Yard To Rear
- Chain Free
- 999 Year Lease
- Modern Kitchen
- Great First Time Buy
- Energy Rating D

Entrance Lobby

Hallway

Lounge

13'10" x 12'2" (4.22 x 3.72)

Kitchen

10'11" x 8'5" (3.33 x 2.59)

Rear Lobby

Bathroom

8'8" x 6'4" (2.65 x 1.95)

Bedroom 1

14'9" + bay x 12'9" (4.50 + bay x 3.90)

Bedroom 2

10'7" x 7'2" (3.23 x 2.20)

External

Lease

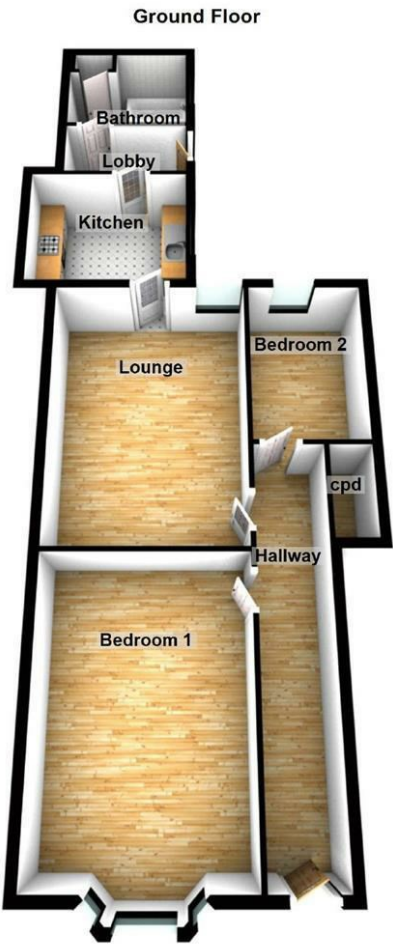
Broadband



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 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		
(69-80) C		
(55-68) D	59	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC