



124/126 Woodbine Avenue , Wallsend, NE28 8HE

** PLEASE SUBMIT YOUR BEST AND FINAL OFFER BY 4PM ON 28.05.2024 **

** ATTENTION INVESTORS ** PAIR OF FLATS ** TOP FLOOR 5 BEDROOM MAISONETTE ** GROUND FLOOR 2 BEDROOM FLAT **

** IN NEED OF MODERNISATION ** IDEAL REDEVELOPMENT OPPORTUNITY ** FREEHOLD **

** EXCELLENT BUY TO LET OPPORTUNITY ** POPULAR LOCATION ** CLOSE TO AMENITIES **

** WALKING DISTANCE TO METRO STATION ** BOTH COUNCIL TAX BAND A ** EPC RATINGS - D & F **

Asking Price £135,000

124/126 Woodbine Avenue

, Wallsend, NE28 8HE



- Pair of Flats
- One Freehold
- Council Tax Band A
- Two Bedroom Lower Flat
- No Onward Chain
- Energy Rating's D & F
- Five Bedroom Upper Maisonette
- Investment Potential

PAIR OF FLATS

124 Woodbine Avenue

Entrance

Living Room

16'0" x 12'7" (4.88 x 3.85)

Kitchen

10'2" x 8'2" (3.10 x 2.51)

Bathroom

6'6" x 4'11" (2.00 x 1.51)

Bedroom 1

12'6" x 12'7" (3.83 x 3.84)

Bedroom 2

9'0" x 8'1" (2.75 x 2.47)

Bedroom 3

9'0" x 8'1" (2.75 x 2.48)

Stairs to Second Floor

Bedroom 4

12'11" x 9'1" (3.96 x 2.79)

Bedroom 5

9'2" x 13'0" (2.81 x 3.98)

Storage Rooms

126 Woodbine Avenue

Entrance

Living Room

16'1" x 12'6" (4.91 x 3.82)

Kitchen

10'3" x 8'2" (3.13 x 2.51)

Bathroom

6'6" x 6'7" (2.00 x 2.03)

Bedroom 1

12'7" x 13'11" (3.84 x 4.26)

Bedroom 2

12'5" x 8'2" (3.80 x 2.49)

Externally

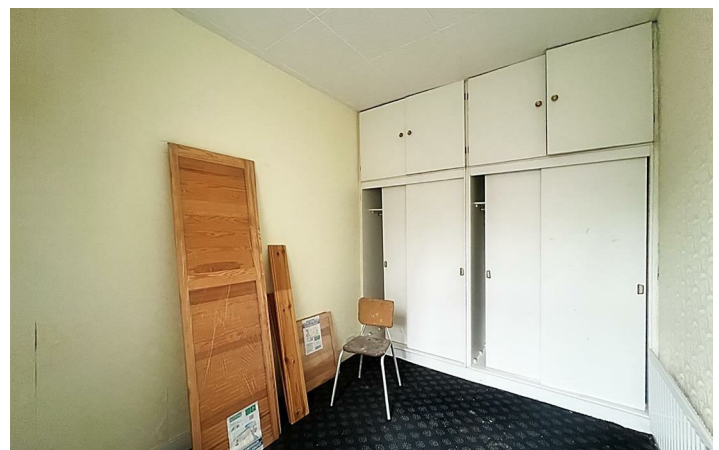
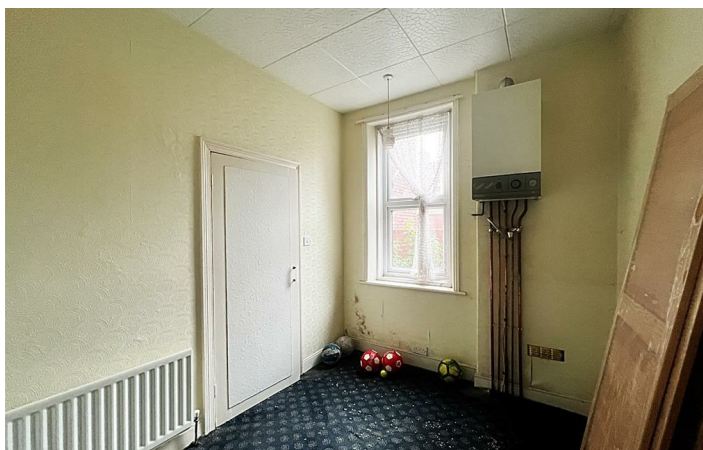
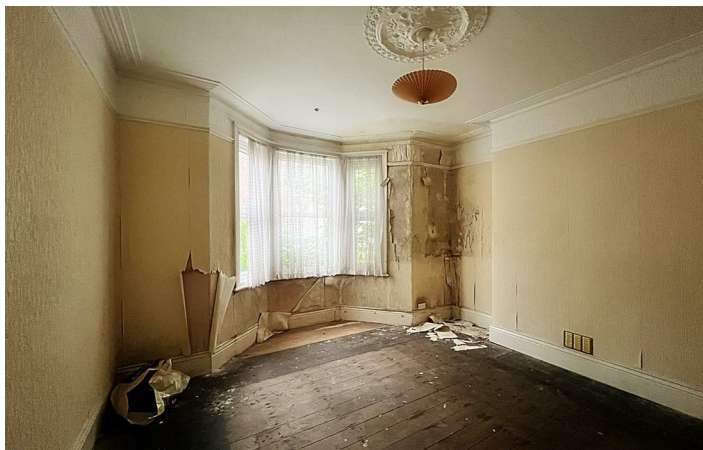
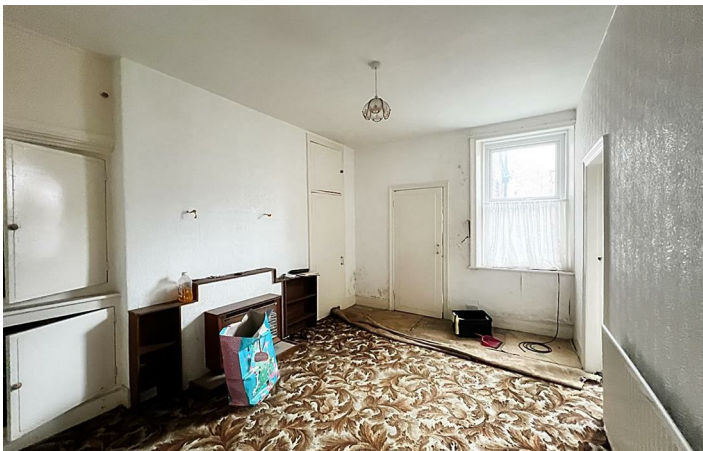
FREEHOLD

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) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	