



149 Woodbine Avenue , Wallsend, NE28 8HE

FOUR BEDROOM MAISONETTE ** TWO BATHROOMS ** UTILITY ROOM ** PRIVATE REAR YARD **

VERSATILE ACCOMMODATION COULD BE TWO RECEPTIONS ROOMS & THREE BEDROOMS **

OFF STREET PARKING ** CLOSE TO SHOPS, BUS SERVICES & METRO STATION ** CHAIN FREE **

999 YEAR LEASE FROM 2009 ** COUNCIL TAX BAND A ** ENERGY RATING D **

Offers Around £135,000

149 Woodbine Avenue

, Wallsend, NE28 8HE



- Four Bedroom Maisonette
- Private Yard With Off Street Parking
- 999 Year Lease From 2009
- Bathroom & Shower Room
- Close To Local Amenities
- Council Tax Band A
- Utility Room & Spacious Kitchen
- Chain Free
- Energy Rating D

Entrance

Landing

Lounge

13'6" into alcove x 12'4" (4.13 into alcove x 3.76)

Kitchen

15'11" x 8'1" (4.86 x 2.47)

Utility Room

8'7" x 8'3" (2.63 x 2.53)

Bathroom

8'7" x 5'4" (2.64 x 1.63)

Bedroom 1

13'3" x 12'6" + bay (4.06 x 3.82 + bay)

Bedroom 4

8'8" x 8'7" (2.65 x 2.62)

Second Floor Landing

Shower Room

6'3" x 4'8" (1.91 x 1.43)

Bedroom 2

15'1" x 9'9" (4.61 x 2.98)

Bedroom 3

15'2" x 9'8" (4.64 x 2.95)

External

Lease

Broadband

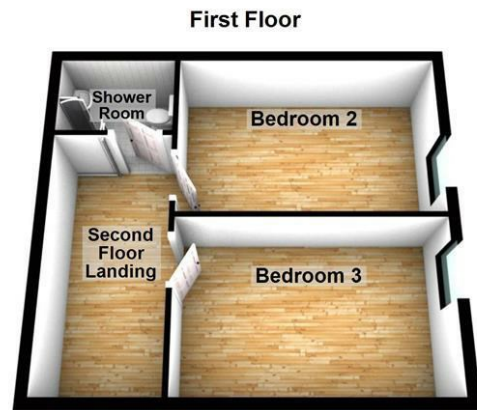


Directions





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 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) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	