



40 John Street
, Wallsend, NE28 8QX

**** NO ONWARD CHAIN **** GROUND FLOOR FLAT **** PRIVATE REAR GARDEN **** CLOSE TO TOWN CENTRE **** TWO BEDROOMS **** GREAT 1ST BUY **** RENTAL POTENTIAL **** COUNCIL TAX BAND A **** LONG LEASEHOLD - 982 YEARS REMAINING **** ENERGY RATING C ****

Offers Around £85,000

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, Wallsend, NE28 8QX



- No Onward Chain
- Two Bedrooms
- Energy Rating C
- Peppercorn Leasehold
- Extended Kitchen
- Rental Potential
- Private Rear Garden
- Council Tax Band A

Entrance Hallway

Leasehold

Living Room

13'5" x 11'7" (4.09 x 3.55)

Kitchen

10'8" x 8'11" (3.27 x 2.73)

Bedroom 1

12'2" + bay x 11'8" (3.73 + bay x 3.58)

Bedroom 2

9'2" x 7'7" (2.81 x 2.33)

Shower Room

8'2" x 4'0" (2.50 x 1.22)

Gardens



Directions



Floor Plan

Ground Floor



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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 Tel: 0191 295 3322 Email: info@next2buy.com <https://www.next2buy.com>

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 72 | 74 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |