



40 John Street , Wallsend, NE28 8QX

**** 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 ****

**** CHAIN FREE** GROUND FLOOR FLAT ** PRIVATE REAR GARDEN ** CLOSE TO TOWN CENTRE ** TWO BEDROOMS ** GREAT 1ST BUY ** RENTAL POTENTIAL £600.00 to £650.00 PCM** LONG LEASEHOLD - TYNESIDE LEASE 999 YEARS FROM 2007 ** COUNCIL TAX BAND A ** ENERGY RATING C ****

Offers Over £80,000

40 John Street

, 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)

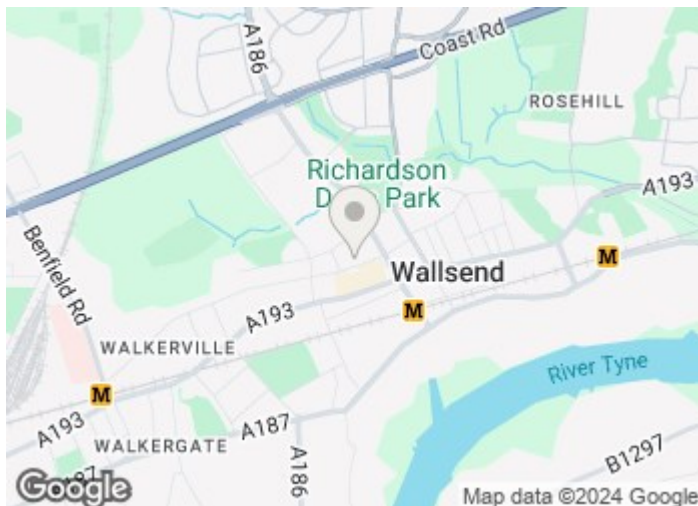
Bedroom 2

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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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	