



## 33 Catton Place

Hadrian Park, Wallsend, NE28 9UG

**\*\* 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 \*\***

**\*\* TWO BEDROOM FIRST FLOOR FLAT \*\* LOVELY REAR GARDEN \*\* GARAGE \*\***

**\*\* IDEAL FIRST BUY OR BUY TO LET \*\* CLOSE TO RISING SUN COUNTRY PARK \*\***

**\*\* EXCELLENT TRANSPORT AND ROAD LINKS \*\* CLOSE TO AMENITIES & SILVERLINK \*\***

**\*\* LEASE TERM 999 YEARS FROM 1.6.1973 \*\* COUNCIL TAX BAND A \*\* EPC RATING C \*\***

**Offers Over £100,000**



- Two Bedroom First Floor Flat
- 999 Year Lease From 1st June 1973 - £20 Per Year Ground Rent
- Lovely Rear Garden
- Ideal First Buy Or Buy To Let
- Garage With Off Street Parking
- Council Tax Band A
- Popular Estate
- Spacious Lounge & Master Bedroom
- EPC Rating C

#### Entrance

Double glazed entrance door leading to...

#### Lounge

16'2" x 12'2" (4.95 x 3.73)

Double glazed window, radiator.

#### Kitchen

10'0" x 8'7" (3.07 x 2.64)

Double glazed window, wall and floor units with work tops over, sink, tiling to walls, radiator.

#### Bedroom 1

12'9" x 10'5" (3.89 x 3.18)

Double glazed window, sliding door wardrobe, radiator.

#### Bedroom 2

9'1" x 8'5" (2.77 x 2.59)

Double glazed window, radiator.

#### Bathroom

7'4" x 5'6" (2.24 x 1.70 )

Double glazed window, toilet, wash hand basin, bath, bath shower taps, tiling to walls, cupboard.

#### Garage & Drive

Garage and off street parking for 1 vehicle.

#### External

Rear garden mainly laid to lawn with wooden enclosure fencing.

#### Broadband

<https://www.openreach.com/fibre-checker/my-products>

#### Leasehold

The property is leasehold for a term of 999 years from 1st June 1973. £20 per year ground rent.

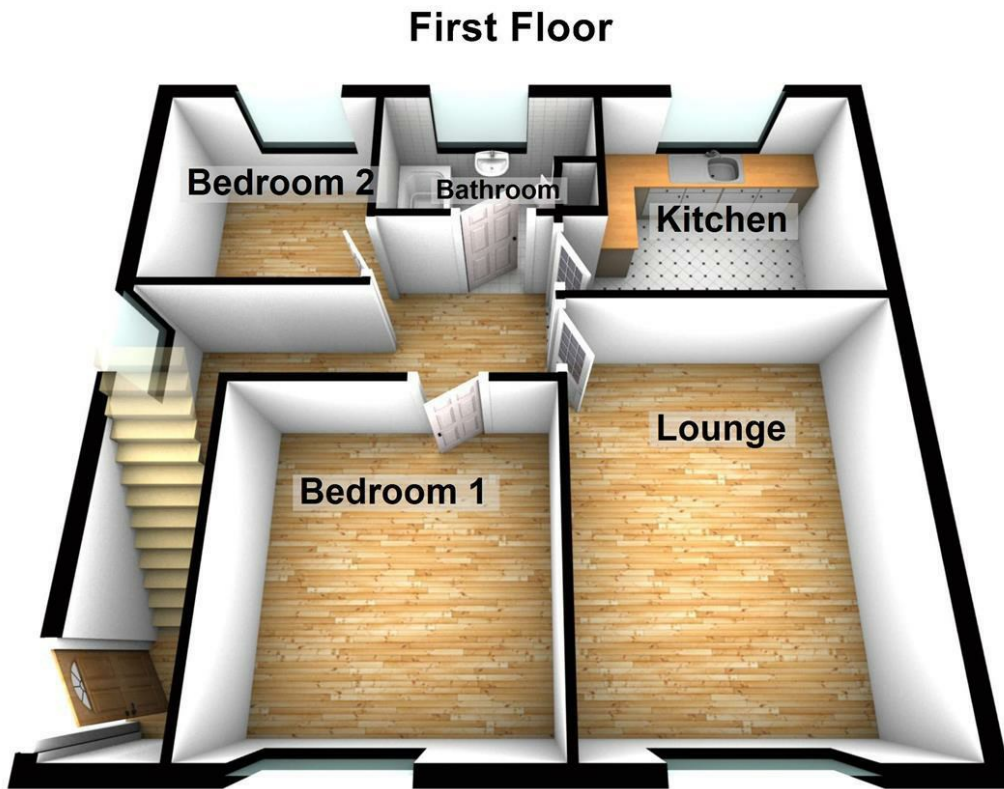








## Floor Plan



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) <b>A</b>			
(81-91) <b>B</b>		78	78
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	