

18 Ford Terrace , Wallsend, NE28 6QF

**** 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 GROUND FLOOR FLAT ** BEAUTIFULLY PRESENTED THROUGHOUT ****

**** MODERN KITCHEN & BATHROOM ** PRIVATE WESTERLY ASPECT YARD TO REAR ****

NOT OVERLOOKED TO FRONT ** FANTASTIC FIRST TIME BUY THAT IS READY TO MOVE INTO **

Offers Over £69,950



- Two Bedroom Ground Floor Flat
- Beautifully Presented Throughout
- Private Yard To Rear With Westerly Aspect
- Modern Kitchen & Bathroom
- Nearby Metro Station & Local Amenities
- Fantastic First Time Buy
- Long 999 Year Lease
- Council Tax Band A
- Energy Rating TBC

Entrance Lobby

Double glazed composite entrance door, half glazed inner door leading onto the hallway.

Hallway

Dado rail, storage cupboard, radiator.

Lounge

14'9" x 13'5" (4.51 x 4.09)

Double glazed window, wall mounted living flame effect fire, storage cupboard, radiator.

Kitchen

10'1" x 8'0" (3.08 x 2.45)

Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed window, wood effect flooring, radiator.

Rear Lobby

Cupboard, wood effect flooring, double glazed door leading out to the rear yard.

Bathroom

7'1" x 5'5" (2.16 x 1.66)

Comprising; bath with shower over, WC and wash hand basin with built-under storage. Double glazed window, panelling to walls and ceiling, ladder style radiator.

Bedroom 1

14'11" x 14'1" (4.57 x 4.30)

Double glazed window, dado and picture rail, radiator.

Bedroom 2

11'3" x 7'3" (3.45 x 2.22)

Double glazed window, dado and picture rail, laminate flooring, radiator. (currently used as a dining room)

External

Externally there is a westerly aspect private yard to the rear which has feature paving and a decked patio area.

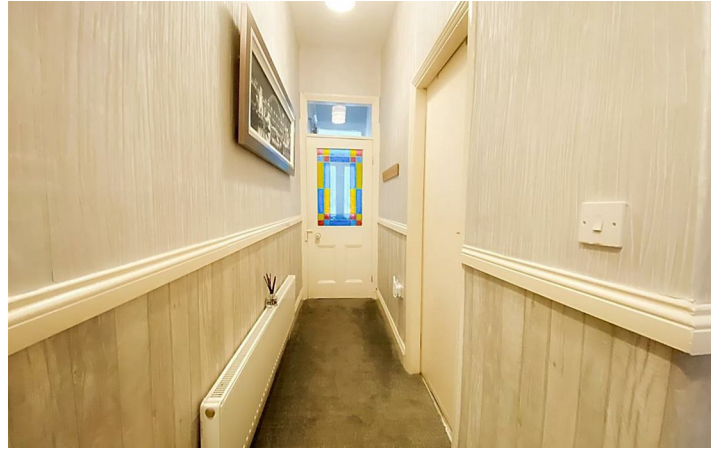
Lease Information

The property has a 999 year lease dated from 15/09/1989 with a peppercorn ground rent.

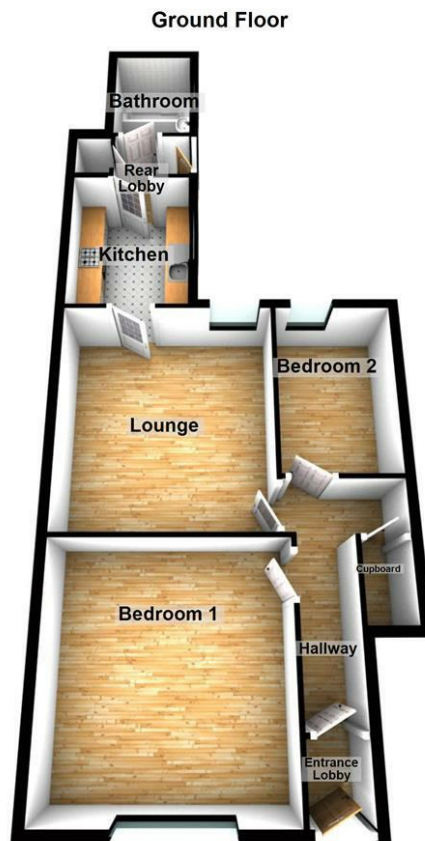
Broadband

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





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		71	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	