



28 Laurel Street , Wallsend, NE28 6TQ

** 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 ** PRIVATE REAR YARD ** OPEN PLAN LOUNGE & KITCHEN **

** 999 YEAR LEASE FROM 15TH JULY 1988 ** NO GROUND RENT ** METRO STATION CLOSE BY **

** EXCELLENT DOWNSIZE OPPORTUNITY OR FIRST TIME BUY ** CLOSE TO SCHOOLS & AMENITIES **

** CLOSE TO TRANSPORT & ROAD LINKS ** COUNCIL TAX BAND A ** EPC RATING C **

Offers Over £60,000



- Two Bedroom First Floor Flat
- Ideal First Buy
- Close To Schools
- Walking Distance To Metro Station
- Private Rear Yard
- Council Tax Band A
- 999 Year Lease From 15th July 1988 With No Ground Rent
- Close To Amenities With Excellent Transport Links
- EPC Rating C

Entrance

Double glazed entrance door leading to stairs to the first floor landing.

Open Plan Lounge & Kitchen

20'1" x 12'10" (6.14 x 3.93)

Large open plan lounge with kitchen area fitted with a range of wall and floor units with work tops over, sink, integrated oven and hob, extractor hood, double glazed windows, door to utility, coving to ceiling.

Utility

8'2" x 6'8" (2.50 x 2.04)

Double glazed window, door to rear yard, plumbed for washing machine.

Bedroom 1

12'0" x 9'9" (3.68 x 2.98)

Double glazed windows, radiator.

Bedroom 2

8'6" x 7'6" (2.60 x 2.30)

Double glazed window, radiator.

Bathroom

12'1" x 5'2" (3.70 x 1.59)

Toilet, wash hand basin, bath with bath shower, tiling to walls and floor.

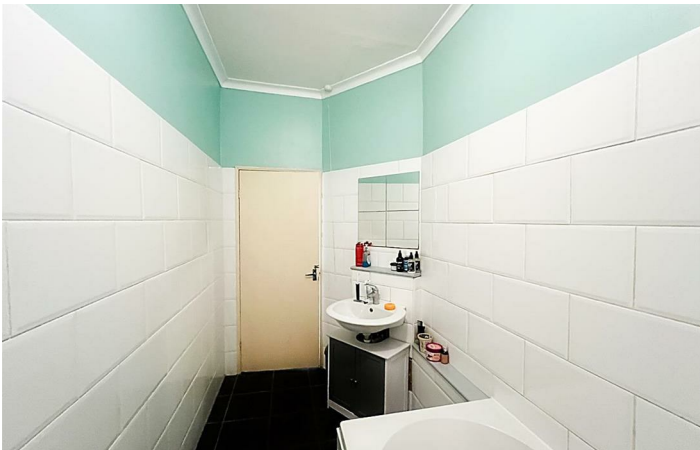
External

Private yard to the rear with wood enclosure fencing and rear access gate.

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

Lease

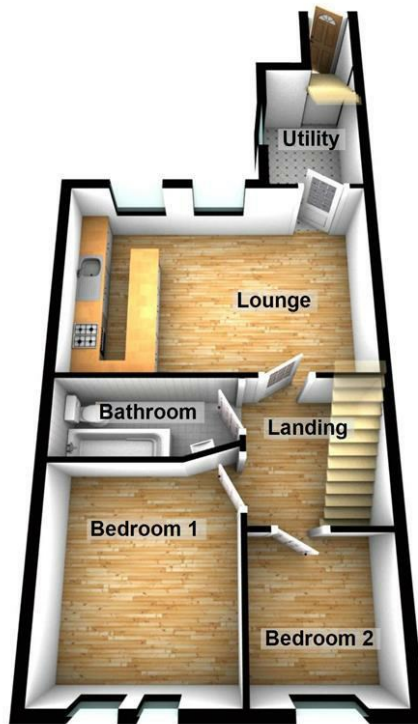
999 year lease from 15th July 1988 with no ground rent.





Floor Plan

First 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.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
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		70	76
(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	