



115 Westbourne Avenue Walkergate, Newcastle Upon Tyne, NE6 4HP

** 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 **

** EXTENDED TWO BEDROOM FIRST FLOOR FLAT ** POPULAR LOCATION ** IDEAL FIRST BUY **

** GARAGE TO REAR FOR STORAGE ** GOOD LINKS TO NEWCASTLE CITY CENTRE ** CHAIN FREE **

** LOW MAINTENANCE WESTERLY ASPECT GARDEN TO REAR ** COUNCIL TAX BAND A **

** 999 YEAR LEASE FROM 31ST JULY 2000 *ENERGY RATING C **

Offers Over £90,000



- Extended Two Bedroom First Floor Flat
- Great First Time Buy
- 999 Year Lease
- Popular Location
- Garage To Rear For Storage
- Council Tax Band
- Good Links To Newcastle City Centre
- Chain Free
- Energy Rating C

Entrance

Double glazed door, stairs to first floor.

Lounge

13'9" x 13'2" max (4.20 x 4.02 max)
Double glazed window, radiator , storage cupboard and coving.

Kitchen

12'2" x 11'3" (3.72 x 3.43)
Double glazed window, range of wall and floor units with counter tops, sink, oven and hob with extractor hood, breakfast bar, laminated flooring, coving and boiler.

Bedroom 1

13'2" x 10'0" (4.02 x 3.06)
Double glazed bay window, radiator and coving.

Bedroom 2

12'2" x 10'0" (3.71 x 3.06)
Double glazed window, sliding wardrobes, coving and radiator.

Bathroom

10'2" x 5'9" (3.10 x 1.76)
Double glazed window, radiator, three piece bathroom comprising of WC, wash hand basin, bath with over head shower and vinyl flooring.

External

Fenced, small patio and garage for storage.

Broadband and Mobile

At the time of marketing this information is correct.
Broadband: Highest available
Speeds: Download: 1000 Mbps
Upload: 1000 Mbps
Mobile: EE>Likely Three> Likely 02>Likely Vodafone>Likely

Flood Risks

At the time of marketing this information is correct.
Yearly chance of flooding:
Surface water: Medium
Rivers and the sea: Very Low

Lease Information

Peppercorn Lease 999 Year Lease from 31 July 2000.



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) A			
(81-91) B			
(69-80) C		75	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	