

## 6 Plantation Street , Wallsend, NE28 6RD

**\*\* 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 TERRACED HOUSE \*\* CHAIN FREE \*\* GREAT FIRST BUY \*\***

**\*\* PARKING FOR TWO CARS \*\* SPACIOUS CONSERVATORY \*\* TWO DOUBLE BEDROOMS \*\***

**\*\* CLOSE TO METRO STATION \*\* LOW MAINTENANCE REAR GARDEN \*\* ENERGY RATING C \*\***

**\*\* 999 YEAR LEASE FROM 01.01.1996 \*\* COUNCIL TAX BAND A**

**Price £140,000**



- Two Bedroom Terrace House
- Parking For Two Cars
- Long 999 Year Lease
- Two Double Bedrooms
- Low Maintenance Garden
- Council Tax Band A
- Spacious Conservatory
- Convenient Location
- Energy Rating C

### Entrance Lobby

Double glazed composite entrance door, internal door to the lounge.

### Lounge

12'11" x 13'0" (3.93 x 3.97)

Double glazed bow window, radiator, electric fire.

### Kitchen/Diner

12'10" x 8'1" (3.92 x 2.47)

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, sink. Double glazed sliding doors leading into the conservatory.

### Conservatory

12'10" x 9'10" (3.90 x 3.00)

Double glazed windows, tiling to floor, lighting to ceiling, radiator, double glazed French doors leading out to the rear garden.

### Landing

Access to bedrooms and bathroom.

### Bedroom 1

10'1" x 9'8" min x 12'11" max (3.07 x 2.94 min x 3.94 max)

Double glazed windows, radiator and cupboard.

### Bedroom 2

7'4" x 7'4" max (2.24 x 2.24 max)

Double glazed widow, radiator.

### Bathroom

7'7" x 5'11" (2.32 x 1.81)

Fitted with 'P' shaped bath with shower over, WC, hand wash basin. panelling to walls tiling, double glazed window, ladder style radiator.

### External

Externally there is block paving to the front providing parking space for two cars. The rear garden has artificial turf and decking making it low maintenance and also access at side to front through gate.

### Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

Rivers and the sea: Very Low

Surface water: Very Low

### Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile: Outdoor EE>Likely Three>

Likely 02>Likley Vodafone>Likely

Indoor: EE>Likely Three> Limited 02>Limited Vodafone>Limited

### Leasehold

999 YEAR LEASE FROM

01.01.1996. Current Ground Rent £45 Per Annum.

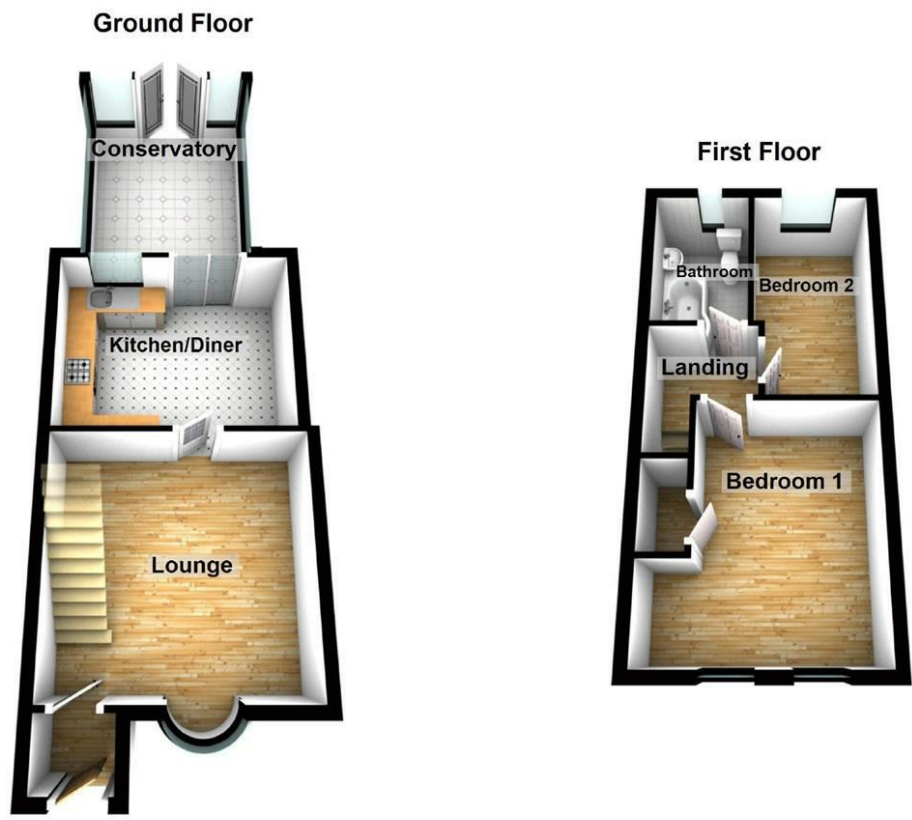








Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC