

## 35 Shafto Street Rosehill, Wallsend, NE28 7AL

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

**\*\* GUIDE PRICE £65,000 TO £75,000 \*\* FIRST FLOOR FLAT \*\* READY TO MOVE INTO\*\***

**\*\* DECEPTIVELEY SPACIOUS \*\* TWO DOUBLE BEDROOMS \*\* GREAT FIRST TIME BUY OR BUY TO LET \*\***

**\*\* COUNCIL TAX BAND A \*\* ENERGY RATING D \*\* LEASE 125 YEAR FROM 25 JUNE 2001 \*\***

**Guide Price £65,000**



- Guide Price £65,000 to £75,000
- Ready To Move Into
- Leasehold 125 years from 25 June 2001
- Two Bedroom First Floor Flat
- Ideal Buy To Let
- Council Tax Band A
- Great First Time Buy
- Beautifully Presented
- Energy Rating D

### Entrance

Composite door, stairs to the first floor accommodation.

### External

Externally there is an open aspect to rear.

### Landing

Double glazed window, radiator.

### Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile: Indoor EE>Limited Three>

Likely 02>Likely Vodafone>Likely

Outdoor : EE>Likely Three> Likely

02>Likely Vodafone>Likely

### Kitchen

9'0" x 7'5" (2.74 x 2.27)

Fitted with a range of wall and base units with work surfaces over, single drainer sink unit, cooker with extractor hood over. Double glazed window, open to landing area.

### Lounge

13'7" x 12'0" (4.15 x 3.66)

Double glazed window, wall mounted electric fire, cupboard and radiator.

### 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

### Bedroom 1

12'0" x 12'0" (3.66 x 3.65)

Double glazed window, radiator.

### Leasehold

Leasehold 125 Years from 25th June

2001. Ground Rent and Service

Charge payable to North Tyneside

Council - currently £333.31 per annum.

### Bedroom 2

12'4" x 9'0" (3.77 x 2.74)

Double glazed window, radiator.

### Bathroom

9'0" x 5'7" (2.75 x 1.71)

Recently upgraded, including WC and vanity wall unit with hand wash basin and separate shower. Fully tiled walls, double glazed window, ladder style radiator.



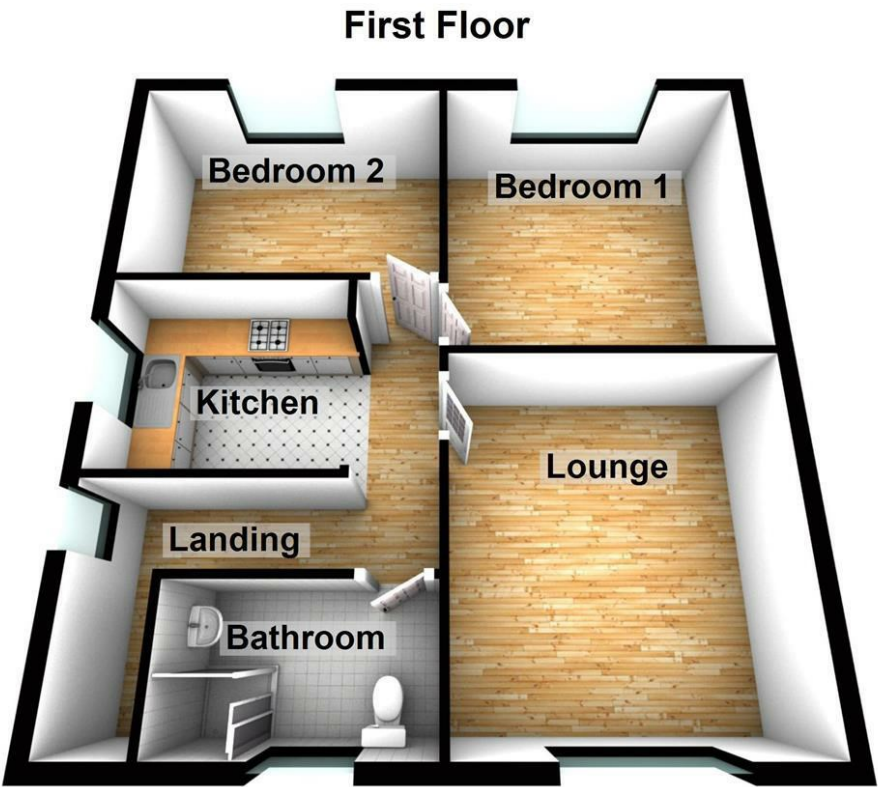








Floor Plan



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) A		
(81-91) B		
(69-80) C		
(55-68) D	57	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC