



34 Northumberland Street , Wallsend, NE28 7QB

**** 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 ****

**** GROUND FLOOR FLAT ** TWO DOUBLE BEDROOMS ** NEWLY DECORATED THROUGHOUT ****

**** PRIVATE YARD TO REAR ** CLOSE TO SHOPS - BUS -SERVICES AND METRO STATION ****

**** IDEAL FIRST TIME BUY ** READY TO MOVE INTO & CHAIN FREE ** COUNCIL TAX BAND A ****

**** 999 YEAR LEASE FROM 1985 ** ENERGY RATING C ****

Offers Over £80,000



- Ground Floor Flat
- Newly Decorated Throughout & Ready To Move Into
- Council Tax Band A
- Two Double Bedrooms
- Close To Shops & Bus Services
- Private Yard To Rear
- Chain Free

- 999 Year Lease From 1985
- Energy Rating C

Entrance Lobby

Double glazed entrance door, glazed door to the hallway.

Hallway

Laminate flooring, cupboard, radiator.

Lounge

14'4" x 12'8" (4.37 x 3.87)

Double glazed window, laminate flooring, radiator.

Kitchen

11'2" x 6'8" (3.41 x 2.05)

Fitted with wall and base units with work surfaces over and sink unit. Double glazed window, radiator and double glazed door leading to the rear yard.

Rear Lobby

Storage cupboard, access to bathroom

Bathroom

7'1" x 6'9" (2.17 x 2.08)

Bath with shower over, WC and wash hand basin. Double glazed window, part tiled walls.

Bedroom 1

14'4" x 13'3" (4.37 x 4.05)

Double glazed window, laminae flooring, radiator.

Bedroom 2

14'4" x 7'4" (4.39 x 2.26)

Double glazed window, laminae flooring, radiator.

External

Externally there is a private yard to the rear.

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>Likely Three>

Likely 02>Likely Vodafone>Likely

Mobile: Outdoor EE>Likely Three>

Likely 02>Limited Vodafone>Limited

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.

Lease Information

The property has a 999 Year lease dated from 26/04/1985 with a peppercorn rent.





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	69	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