



6 Burn Terrace

Rosehill, Wallsend, NE28 7BJ

**** TWO BEDROOM GROUND FLOOR FLAT ** GREAT FIRST TIME BUY OR BUY TO LET ** CHAIN FREE ****

**** CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS ** PRIVATE REAR YARD ****

**** COUNCIL TAX BAND A ** LEASEHOLD 999 YEARS FROM 29.04.1988 ** ENERGY RATING D ****

Offers Over £70,000



- Two Bedroom Ground Floor Flat
- Close to Local Amenities
- Leasehold 999 Year Peppercorn from 29.4.1988
- Great First Time Buy
- Private Rear Yard
- Council Tax Band
- Modern Bathroom
- On street Parking
- Energy Rating D

Entrance lobby and Hallway

UPVc door into entrance lobby and then into the hallway - radiator, and access to...

External

There is a private yard to the rear.

Living Room

13'11" x 13'6" (4.26 x 4.12)

UPVc double glazed door to the rear yard, 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

Kitchen

7'3" x 7'1" (2.21 x 2.16)

UPVc double glazed window, part tiled walls and laminate flooring, fitted with floor and wall units, counters and sink, gas hob with an extractor hood over and an electric oven.

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>

Limited 02>Likely Vodafone>Likely

Outdoor EE>Likely Three> Likely

02>Likely Vodafone>Likely

Bathroom

7'0" x 6'4" (2.15 x 1.94)

Extractor fan, ladder style radiator, and fitted with a white suite and a shower over the bath.

Leasehold

There is a 999 Peppercorn Lease from 26.04.1988

Bedroom 1

14'0" x 13'8" (4.29 x 4.19)

UPVC double glazed window, radiator.

Bedroom 2

9'7" x 7'6" (2.93 x 2.30)

UPVC double glazed window, 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	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC