



## 50 Deneholm

Holy Cross, Wallsend, NE28 7HD

**\*\* FIRST FLOOR FLAT \*\* TWO DOUBLE BEDROOMS \*\* OFF STREET PARKING TO FRONT \*\***

**\*\* PRIVATE GARDEN TO REAR \*\* METRO STATION 0.6 MILE \*\* IDEAL FIRST TIME BUY \*\***

**\*\* ROAD LINKS TO THE A1058 COAST ROAD - NEARBY BUS SERVICES & SCHOOLS \*\***

**\*\* 999 YEAR LEASE FROM 2023 \*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\***

**Price £85,000**



- Two Bedroom First Floor Flat
- Off Street Parking To Front
- Private Low Maintenance Garden To Rear
- Ideal First Time Buy
- Nearby Schools & Bus Services
- Metro Station 0.6 mile
- Council Tax Band A
- 999 Year Lease From 2023
- Energy Rating C

#### Entrance

Entrance door, double glazed window to the side, stairs to the first floor accommodation.

#### Lounge

11'6" + bay x 11'6" (3.53 + bay x 3.51)

Double glazed bay window, radiator.

#### Kitchen

11'6" x 6'7" (3.53 x 2.02)

Fitted with wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed window, part tiled walls.

#### Bedroom 1

14'3" x 11'5" (4.35 x 3.49)

Double glazed window, fitted sliding door wardrobes, radiator.

#### Bedroom 2

11'7" x 11'7" max (3.55 x 3.55 max)

Double glazed window, cupboard, radiator.

#### Bathroom

8'9" x 5'7" (2.68 x 1.71)

Bath with shower over, WC and wash hand basin. Double glazed window, tiling to walls, ladder style radiator.

#### External

Externally there is space for off street parking to the front and a private garden to the rear which is paved for low maintenance.

#### Lease Information

The property has a 999 year lease dated from 2023 with no ground rent payable.

#### Material Information

##### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile Indoor: EE - Limited Three -

Limited 02 - Limited Vodafone -

Limited

Mobile Outdoor: EE - Likely Three -

Likely 02 - Likely Vodafone - Likely

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

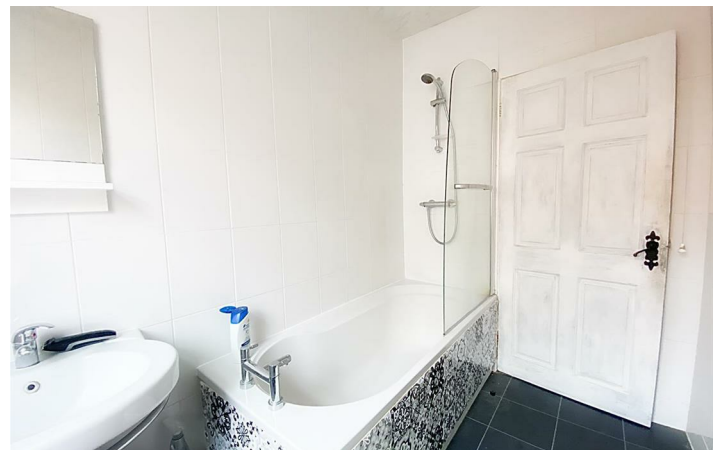
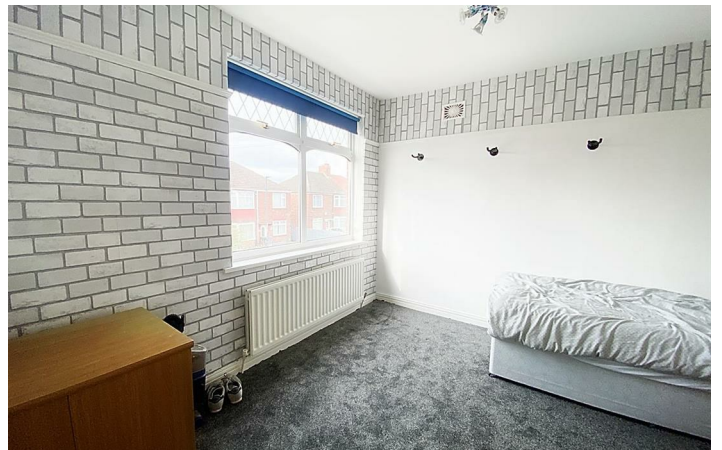
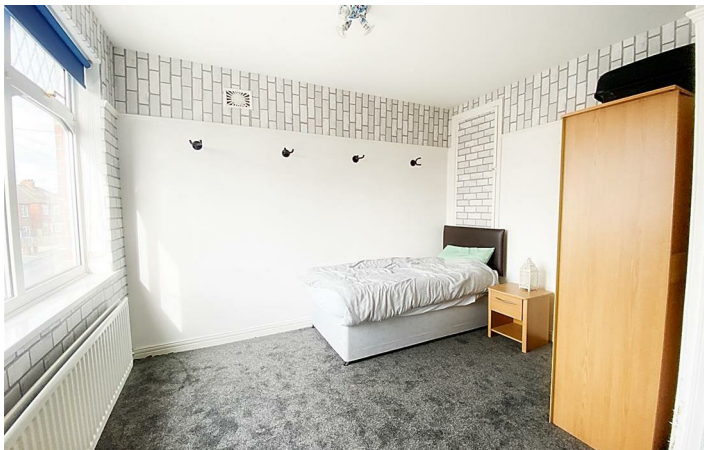
Surface water: Very low.

#### CONSTRUCTION:

Traditional

This information must be confirmed via our surveyor.

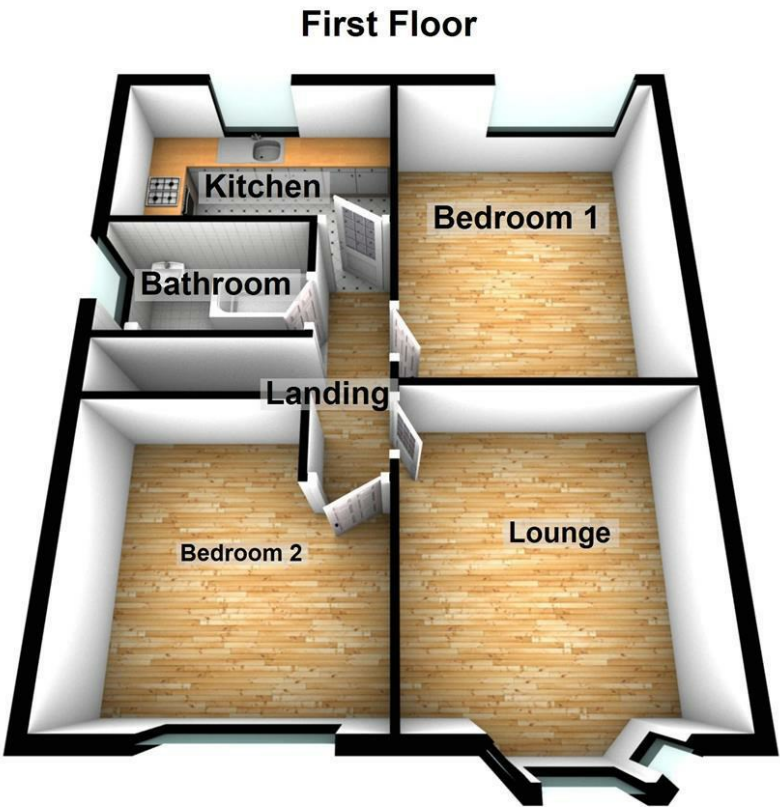








Floor Plan



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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	74
(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		