



72 Coronation Street , Wallsend, NE28 7LT

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

** THREE BEDROOM FIRST FLOOR FLAT ** ON STREET PARKING ** SMALL PRIVATE YARD TO REAR **

** GREAT FIRST TIME BUY ** 999 YEAR PEPPERCORN LEASE **

** CLOSE TO LOCAL AMENITIES, RICHARDSON DEES PARK, SCHOOLS AND TRANSPORT LINKS **

** WALLSEND METRO STATION CLOSE BY ** ENERGY RATING C ** COUNCIL TAX BAND A *

Offers Over £80,000



- 999 Year Peppercorn Lease
- Close to Richardson Dees Park
- Within Walking Distance to Wallsend Metro
- Three Bedroom First Floor Flat
- On Street Parking
- Council Tax Band A
- Great First Buy
- Private Rear Yard
- Energy Rating C

Entrance

UPVC Door stairs to first floor.

Landing

Access to bedrooms and lounge.
Loft Access.

Lounge

14'2" max x 13'2" (4.34 max x 4.03)
Double Glazed window, wood
fireplace, radiator, laminate flooring

Kitchen

7'10" x 6'8" (2.40 x 2.04)
Double glazed window, range of wall
and base units with countertops,
sunk unit, plumbed for washing
machine.

Bathroom

7'11" x 4'7" (2.43 x 1.42)
Double glazed window, bath with
overhead shower, WC, wash hand
basin, radiator and laminate flooring.

Stairs to rear yard

Bedroom 1

13'6" x 13'6" max (4.13 x 4.12 max)
Double glazed Bay window, radiator.

Bedroom 2

8'6" x 7'10" (2.60 x 2.39)
Double glazed window, radiator

Bedroom 3

8'11" x 7'0" (2.74 x 2.15)
Double glazed window, radiator

External

To the rear there is a small private
yard.

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>
Various factors can affect coverage,
such as being close to large trees or
buildings when outdoors, or the
thickness of walls if you're inside a
building. This means there may be
differences between the coverage
prediction and your experience.

EE- Good outdoor, variable in-home
O2- Good outdoor and in-home
Three - Good outdoor and in-home
Vodafone - Good outdoor, variable
in-home

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

FLOOD RISK:

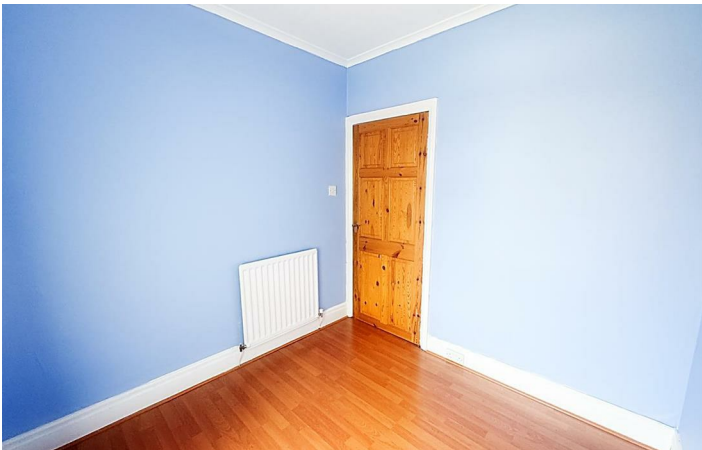
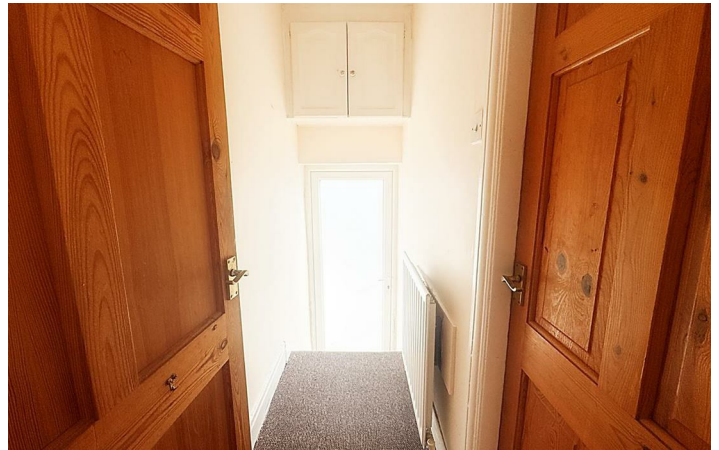
Yearly chance of flooding:
Rivers and the sea: Very low.
Surface water: Very low.

CONSTRUCTION:

Traditional
This information must be confirmed
via your surveyor and legal
representative.

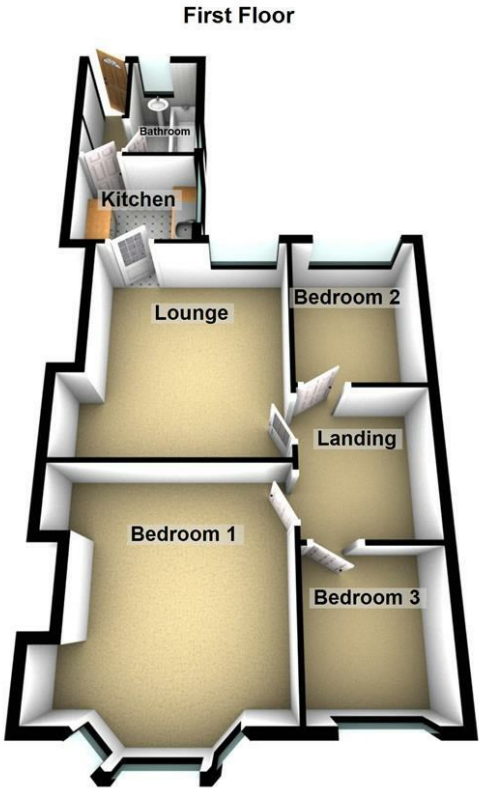
Leasehold

999 Year Peppercorn Lease from
09.08.1985. This must be confirmed
with your solicitor.





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	75	77
(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