



## 258 High Street East , Wallsend, NE28 7RX

\*\* 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. \*\*

\*\* TWO BEDROOM FIRST FLOOR FLAT \*\* LOUNGE / DINING ROOM \*\* MODERN SHOWER ROOM \*\*

\*\* GOOD SIZE KITCHEN \*\* CLOSE TO SHOPS, BUS SERVICES & SCHOOLS \*\* CHAIN FREE \*\*

\*\* SHARED YARD TO REAR \*\* CHAIN FREE \*\* IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT \*\*

\*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\* TENURE TBC \*\*

**Price £70,000**



- Two Bedroom First Floor Flat
- Close To Shops, Schools & Bus Services
- Council Tax Band A
- Lounge/Dining Room
- Ideal First Time Buy Or Buy To Let
- Tenure TBC
- Good Size Kitchen
- Chain Free
- Energy Rating C

#### Entrance

Double glazed entrance door, stairs to the first floor accommodation.

#### Lounge/Dining Room

19'9" x 13'10" (6.04 x 4.24)

Double glazed window, fireplace with living flame effect gas fire, radiator.

#### Kitchen

3.67 x 2.53 (0.91m.20.42m x 0.61m.16.15m)

Double glazed window, fitted with wall and base units with work surfaces over and single drainer sink unit.

#### Rear Lobby

Double glazed door leading to the rear yard.

#### Shower Room

7'4" x 6'6" (2.24 x 2.00)

Comprising shower cubicle, WC and wash hand basin with fitted furniture surrounding. Double glazed window, tiling to walls and floor, radiator.

#### Bedroom 1

14'3" x 11'4" (4.35 x 3.46)

Double glazed window, laminate flooring, radiator.

#### Bedroom 2

10'5" max x 8'0" max l shaped (3.19 max x 2.44 max l shaped)

Double glazed window, laminate flooring, radiator.

#### External

Externally there is a shared yard to the rear.

#### 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>

EE-Good outdoor and in-home

O2-Good outdoor

Three-UK Good outdoor and in-home

Vodafone\_Good outdoor

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:

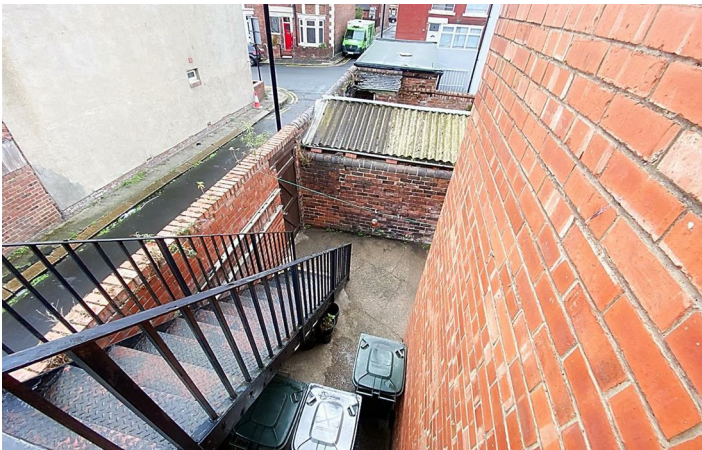
Traditional - Non Standard Construction.

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

##### Tenure

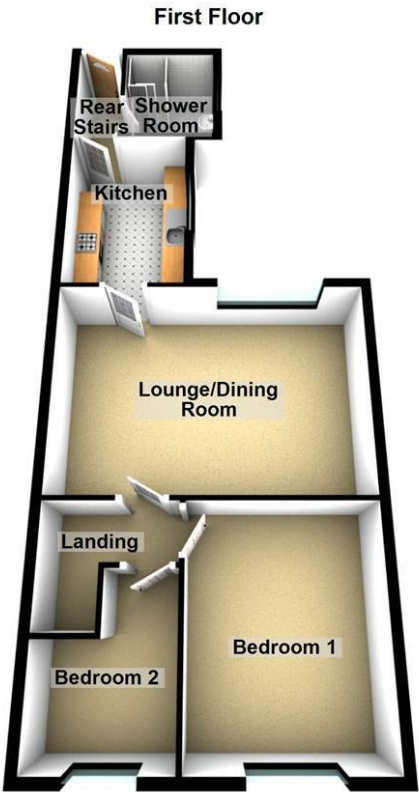
We believe the property will need to have a lease created. Please enquire within for further details.







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	