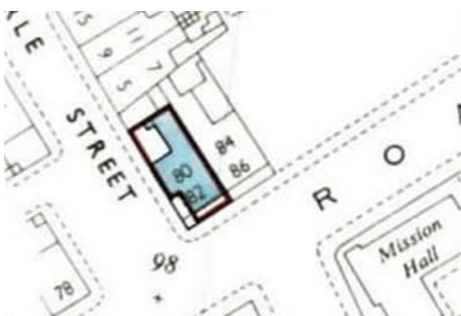




82 North Road , Wallsend, NE28 8RJ

** TWO BEDROOM GROUND FLOOR FLAT ** CLOSE TO RICHARDSON DEES PARK **

** PRIVATE YARD TO REAR ** CHAIN FREE ** CLOSE TO SHOPS, BUS SERVICES AND METRO STATION **

** IDEAL FIRST BUY ** 999 YEAR PEPPERCORN LEASE ** COUNCIL TAX BAND A **

** ENERGY RATING D **

Offers Over £85,000



- Chain Free
- Close to Local Amenities, Buss Routes and Metro Station
- Council Tax Band A
- Two Bedroom Ground Floor Flat
- Close to Richardson Dees Park
- On Street Parking
- Private Yard
- Energy Rating D
- 999 Year Peppercorn Lease

Entrance

UPVC double glazed door into hallway

Hallway

Laminate flooring, access to bedrooms and lounge area

Bedroom 1

15'8" into bay 14'5" max (4.78 into bay 4.40 max)

Double glazed bay window, laminate flooring, radiator

Bedroom 2

9'4" x 7'8" (2.86 x 2.36)

Double glazed window, laminate flooring, radiator

Lounge

12'9" x 12'9" (3.89 x 3.89)

Laminate flooring, double glazed window, radiator, feature fireplace, access to kitchen

Kitchen

11'10" x 8'0" (3.62 x 2.45)

Double glazed window, range of base and wall units with counter tops, sink, plumbed for washing machine, built in oven and hob with extractor fan, fridge freezer, double glazed door to rear yard, radiator and laminate flooring.

Bathroom

8'1" x 5'6" (2.47 x 1.70)

Double glazed window, WC, wash hand basin, bath with overhead shower, part tiled walls.

External

There is a private walled yard to the rear of the property with gate access to side.

Leasehold

We have been advised 999 Year Peppercorn Lease. This however, must be confirmed via your conveyancer

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 and in-home
O2 Good outdoor and in-home
Three- Good outdoor and in-home

Vodafone - Good outdoor and in-home

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

FLOOD RISK:

Yearly chance of flooding:

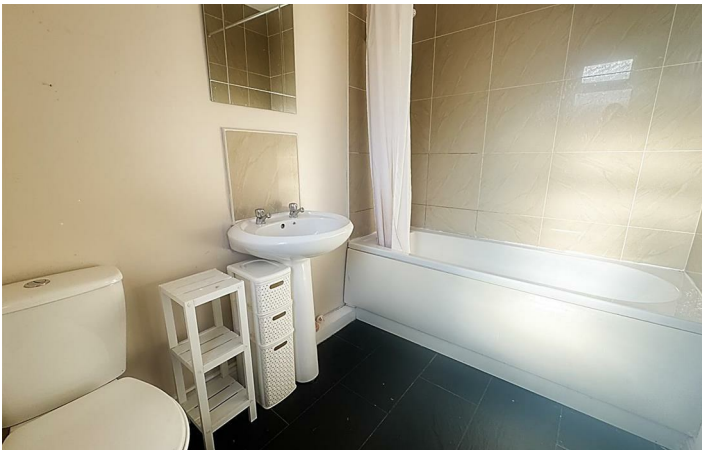
Rivers and the sea: Very low.

Surface water: Very low.

CONSTRUCTION:

Traditional

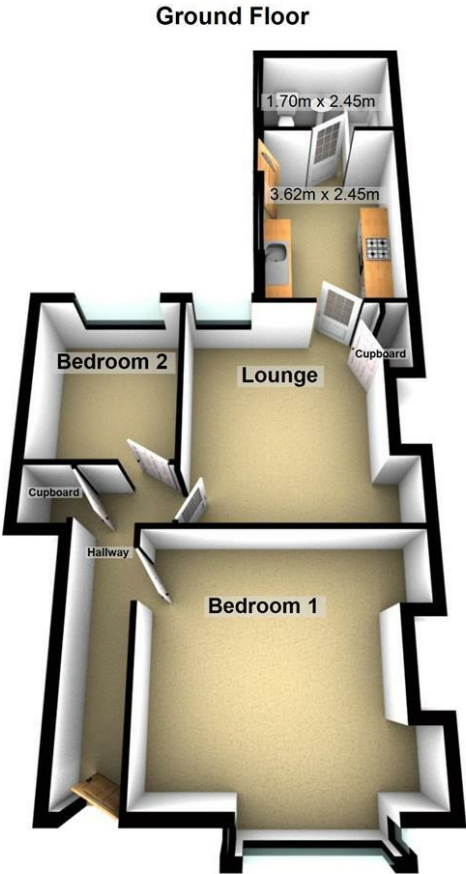
This information must be confirmed via your surveyor and legal representative.







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	67	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC