

52 Lynn Road , Wallsend, NE28 8QA

- ** TWO BEDROOM GROUND FLOOR FLAT ** IDEAL FIRST TIME BUY ** MODERN KITCHEN **
- ** NEARBY SHOPS, SCHOOLS AND BUS SERVICES ** OFF STREET PARKING TO FRONT **
- ** PAVED AREA TO REAR WITH DECKING ** NEW BOILER FITTED FIRST OF OCTOBER 2025 **
- ** 999 YEAR LEASE FROM 2004 ** COUNCIL TAX BAND A** ENERGY RATING TBC **

Offers Over £105,000



- Two Bedroom Ground Floor Flat

- Paved Garden To Rear
- Council Tax Band A

Entrance Hallway

Double glazed entrance door, laminate flooring, radiator.

Lounge

13'8" x 11'7" (4.17 x 3.54)

Feature fireplace housing living flame effect gas fire, laminate flooring, double glazed bay window, two radiators.

Kitchen

6'10" x 9'11" (2.09 x 3.03)

Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, single drainer sink unit, double glazed window, double glazed external door to the rear garden.

Bedroom One

11'2" x 14'8" (3.40 x 4.48)

Storage cupboards to alcoves, laminate flooring, double glazed window, radiator.

Bedroom Two

10'0" x 7'4" (3.04 x 2.23)

Laminate flooring, double glazed window, radiator.

Shower Room

7'9" x 6'5" (2.36 x 1.95)

Fitted with a three piece suite

- Ideal First Time Buy

- Popular Location
- 999 Year Lease From 2004 comprising; shower enclosure, low level WC, wash hand basin, panelling to walls, tiling to floor, double glazed window, radiator.

External

Externally there is space for on site parking to the front, to the rear there is a private garden which is paved and has decking.

Lease Information

The property has a 999 year lease dated from 14/12/2004 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>

EE-Logo-Good outdoor, variable in-home

O2-Good outdoor, variable in-home

Three-UK-Good outdoor

Vodafone_Good outdoor, variable in-home

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

- Off Street Parking

- Close To Local Amenities

- Energy Rating TBC

FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.

CONSTRUCTION:

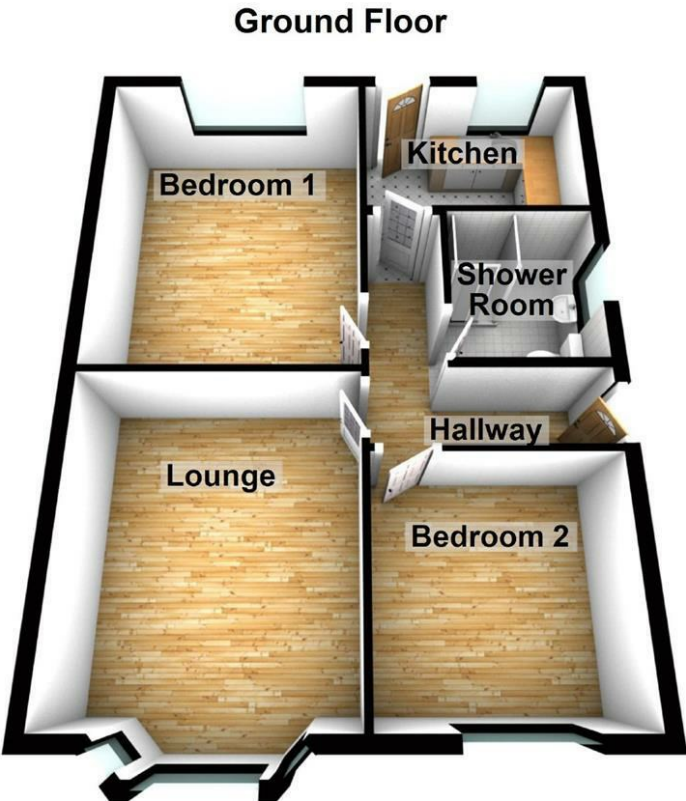
Traditional

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