

36 Northumberland Street , Wallsend, NE28 7QB

** 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. **

** GREAT FIRST BUY ** THREE BEDROOM FIRST FLOOR FLAT **

** CHAIN FREE ** CLOSE TO RICHARDSON DEES PARK ** COUNCIL TAX BAND A **

** CLOSE TO LOCAL AMENITIES, SCHOOLS, AND TRANSPORT LINKS ** ENERGY RATING C **

** LEASHOLD - PEPPERCORN LEASE 999 years from 26 April 1985 **

Offers Over £85,000



- Three Bedroom First Floor Flat
- Close to Local Amenities, Schools and Transport Links
- Council Tax Band A
- Great First Buy
- Chain Free
- Energy Rating C
- Close to Richardson Dees Park
- Leasehold - Peppercorn Lease 999 year from 26.04.1985
- Shared Courtyard

Entrance

UPVc door and stairs to first floor.

Landing

Access to..

Lounge

14'6" x 10'6" (4.42 x 3.20)

UPVc double glazed window, radiator and storage cupboard.

Kitchen

11'3" x 7'4" (3.43 x 2.24)

UPVc double glazed window, part tiled walls, fitted with floor and wall units, work surfaces, sink unit, gas hob with an electric oven, extractor hood, plumbed for washing machine.

Rear Hall

Stairs leading to rear door and door to..

Bathroom

7'0" x 6'7" (2.13 x 2.01)

UPVc double glazed window, heated towel rail, fitted with white three piece bathroom suite including a jacuzzi style bath with shower over, recess lighting.

Bedroom 1

14'8" x 10'6" (4.47 x 3.20)

UPVc double glazed window,

radiator, feature gas fire with a wooden surround.

Bedroom 2

13'9" x 7'9" (4.19 x 2.36)

UPVc double glazed window, radiator.

Bedroom 3

9'1" x 7'10" (2.77 x 2.39)

UPVc double glazed window, radiator.

External

To the rear of the property there is a shared courtyard.

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-Logo-2012

Section 1 Title

Good outdoor and in-home

O2-Logo

Section 2 Title

Good outdoor

Three-UK-logo

Section 3 Title

Good outdoor and in-home

Vodafone_Logo

Section 4 Title

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:

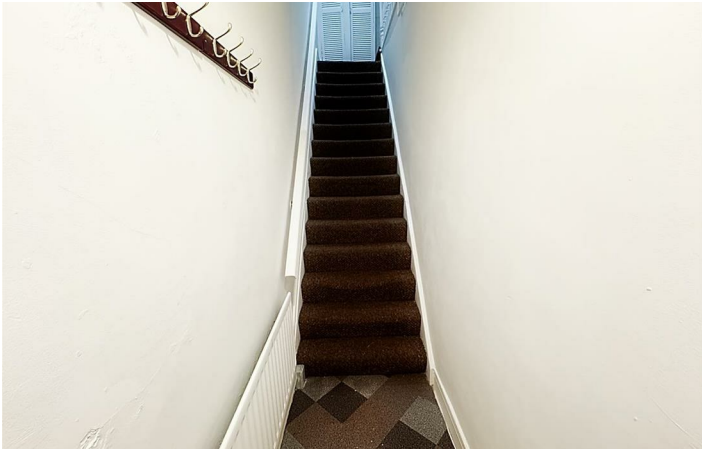
Surface water: Very low.

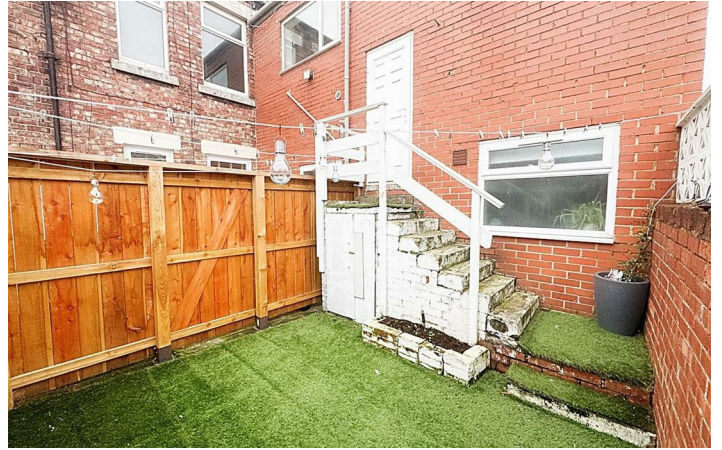
Rivers and the sea: Very low.

CONSTRUCTION:

Traditional - Non Standard Construction.

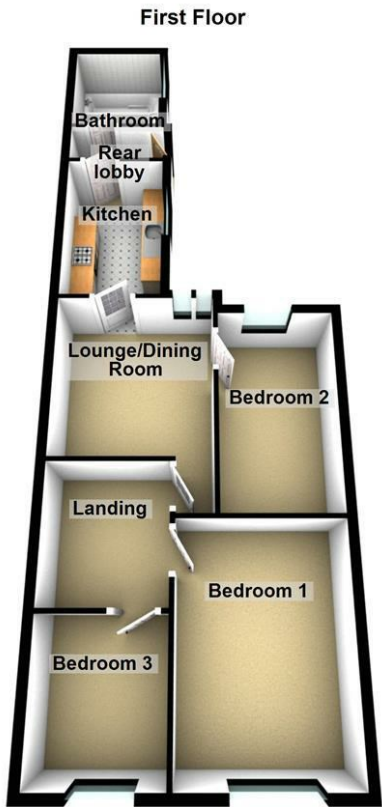
This information must be confirmed via your surveyor and legal representative.







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	74	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