



**139 Woodbine Avenue**  
, Wallsend, NE28 8HE

**\*\* TWO BEDROOM GROUND FLOOR FLAT \*\* PRIVATE REAR YARD \*\* GREAT FIRST TIME BUY \*\***

**\*\* CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS \*\* CLOSE TO RICHARDSON DEES PARK \*\***

**\*\*PEPPERCORN LEASE 999 YEARS FROM 13 May 1988 \*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\***

**O.I.R.O £100,000**



- Chain Free
- Private Rear Yard
- Ground Floor Flat
- Great First Time Buy
- Two Bedrooms
- Close to Local Amenities and Great Transport Links
- Walking Distance to Metro Station
- Council Tax Band A
- Energy Rating D

### Entrance Lobby

Double glazed entrance door to the front elevation, half glazed door leading to hallway.

### Hallway

Radiator, coving to ceiling, storage cupboard. Access to the lounge, bedroom one and bedroom two.

### Lounge

13'1" x 15'10" (3.98 x 4.83)

Double glazed window to the rear elevation, radiator, fire with feature wooden surround. Measurement to longest and widest part.

### Kitchen

8'3" x 8'5" (2.51 x 2.57)

Fitted with a range of wall and base units with contrasting work surfaces over, integrated oven with four ring gas hob, extractor hood, single drainer sink unit, plumbed for washing machine, double glazed window to the side elevation, radiator, external double glazed door leading to the rear yard.

### Bathroom

5'2" x 7'9" (1.57 x 2.37)

A three piece white suite comprising bath, wash hand basin, WC, part tiled walls, ladder style radiator,

double glazed window to the rear elevation.

### Bedroom One

14'5" x 12'6" (4.39 x 3.81)

Double glazed bay window to front elevation, radiator, coving to ceiling and ceiling rose. Measurement into alcove.

### Bedroom Two

8'4" x 12'4" (2.55 x 3.77)

Double glazed window to rear elevation, radiator, feature fire surround.

### External

To the rear there is an enclosed yard and outbuilding for storage.

### 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:  
Surface water: Very low.  
Rivers and the sea: Very low.

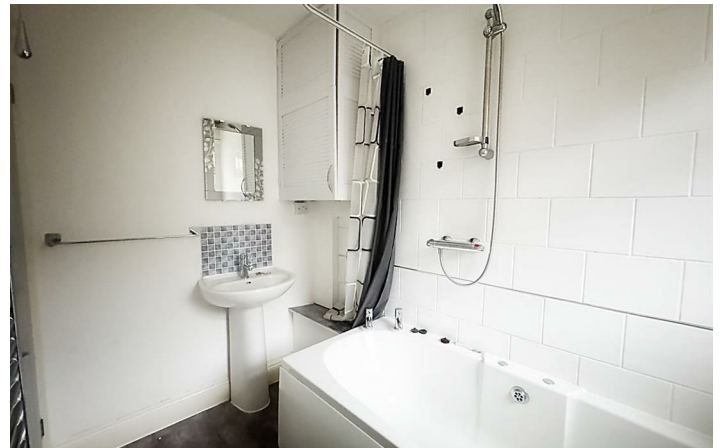
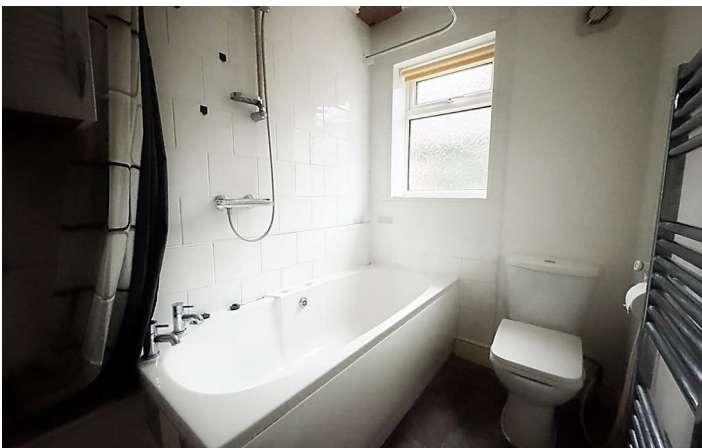
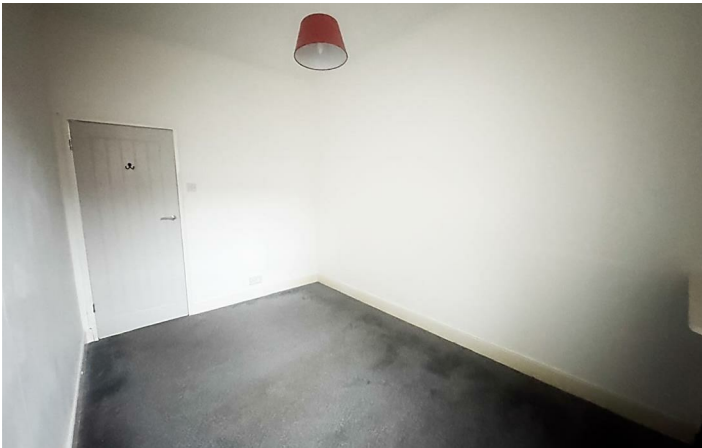
#### CONSTRUCTION:

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

#### Leasehold

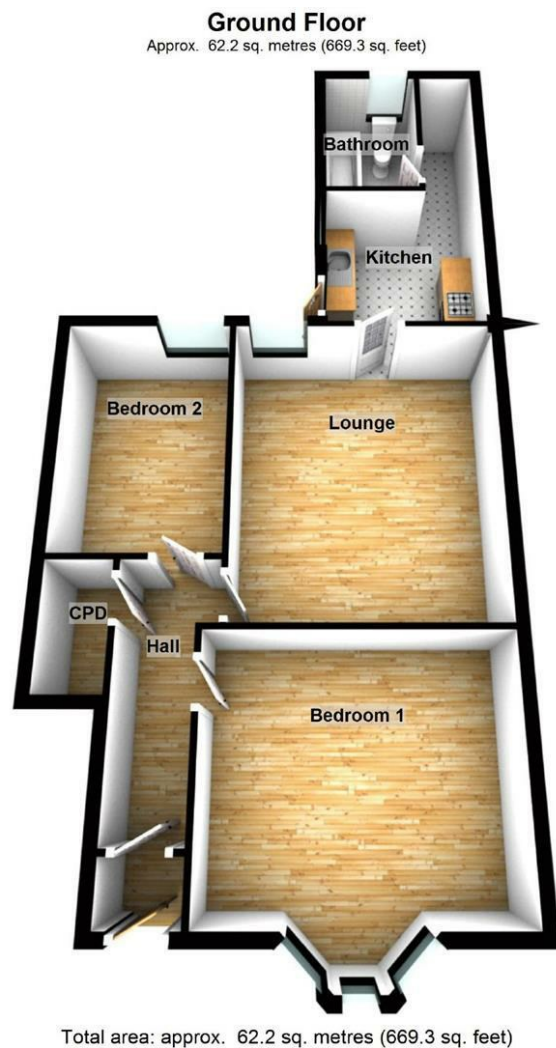
Lease 999 years from 13 May 1988  
- Peppercorn







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	72	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