



## The Avenue, Wallsend, North Tyneside

Ideal Location | Private Yard | Spacious Double Bedroom With Bay Window

Asking Price: £69,950





# The Avenue, Wallsend, North Tyneside

## DESCRIPTION

Fresh Property Centre is pleased to offer for sale this one bedroom ground floor flat, situated on The Avenue, Wallsend.

The accommodation comprises; entrance lobby, entrance hall, lounge, kitchen, double bedroom with bay window and a spacious bathroom/WC.

Externally there is a town garden to the front and a private yard to the rear. Ideally located just off the town centre ensuring good access to local shops and transport links. The property benefits from gas central heating and double glazing. Offered with immediate vacant possession, this property would make an ideal first time buy.











Total area: approx. 64.2 sq. metres (691.5 sq. feet)

# Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property  
**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice.



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**OPENING HOURS**

Mon-Fri 9:00-17:30/Sat 10:00-15:00



VAT Reg. No 886583749 | Registered No: Partnership | Registered Office: Fresh Property Centre, 63 Church Way, North Shields, Tyne and Wear, NE29 0AE  
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