

## 46 Laurel Street , Wallsend, NE28 6TQ

\*\* TWO BEDROOM GROUND FLOOR FLAT \*\* PRIVATE YARD TO REAR \*\* PERMIT PARKING TO FRONT \*\*

\*\* IDEAL FIRST TIME BUY OR INVESTMENT \*\* CURRENTLY TENANTED @ £495 PCM \*\*

\*\* CLOSE TO LOCAL AMENITIES, SCHOOLS, BUS SERVICES & METRO STATION \*\*

\*\* 999 YEAR PEPPERCORN LEASE FROM 1988 \*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\*

**Offers Over £60,000**



- Two Bedroom Ground Floor Flat
- Close to Local, Amenities, Schools and Transport Links
- Council Tax Band A
- Private Yard to Rear
- Great First Time Buy or Investment
- Energy Rating C
- Residents Permit Parking to Front
- Currently Tenanted @ £495 PCM

### Entrance

UPVC glazed door opening into hallway.

### Hallway

16'5" x 3'1" (5.01 x 0.95)  
Radiator, cupboard, access to bedroom, bathroom and lounge.

### Bedroom 1

12'11" x 9'11" into robe (3.94 x 3.03 into robe)  
Double glazed window, radiator.

### Bathroom

11'7" x 5'0" (3.55 x 1.54)  
Fitted with bath with overhead shower, WC, sink, radiator, fully tiled walls and floor.

### Lounge

12'8" x 12'0" max (3.87 x 3.67 max)  
Double glazed window, radiator, feature fireplace, access to bedroom 2 and kitchen.

### Bedroom 2

12'10" x 7'7" (3.92 x 2.32)  
Currently being used as dining area.  
Double glazed window, radiator.

### Kitchen

8'1" x 6'6" ( 2.47 x 1.99)  
Fitted with range of wall and base units, sink, fully tiled walls, radiator,

- Energy Rating C
- Plumbed for washing machine, UPVC door with access to private rear yard.
- 999 Year Peppercorn Lease from 1988 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

999 years from 6 June 1988 - Peppercorn Lease

### 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, variable in-home  
O2- Good outdoor, variable in-home  
Three Good outdoor and in-home  
Vodafone Good outdoor, variable in-home

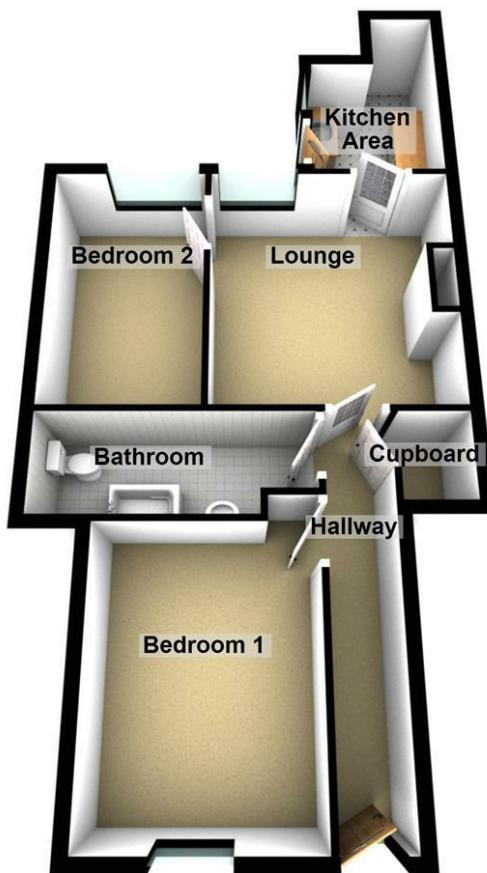
We recommend potential purchasers contact the relevant suppliers before proceeding to





## Floor Plan

Ground Floor



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	69
(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	