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62 Lynn Road

, Wallsend, NE28 8QA

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.

• TWO BEDROOM FIRST FLOOR FLAT • A GREAT FIRST TIME BUY • HIGHLY POPULAR LOCATION •

• WALKING DISTANCE TO WALLSEND TOWN CENTRE • BUS SERVCES TO NEWCASTLE CITY CENTRE •

• NEARBY METRO STATION • CHAIN FREE • COUNCIL TAX BAND A • ENERGY RATING D •

• 999 YEAR LEASE FROM 1984 •

Price £105,000

2 1 1 D

- Two Bedroom First Floor Flat
- Ideal First Time Buy
- Nearby Shopping Facilities
- Bus Services To Newcastle City Centre
- Very Popular Location
- Chain Free
- 999 Year Lease From 1984
- Council Tax Band A
- Energy Rating D

Entrance Lobby

Entrance door, stairs to the first floor accomodation.

Landing

Double glazed window.

Lounge

13'8" + bay x 11'7" (4.18 + bay x 3.55)
Double glazed bay window, fireplace with electric fire, radiator.

Kitchen

10'0" x 6'9" (3.07 x 2.08)
Fitted with wall and base units with work surfaces over and sink unit, integrated oven and hob, double glazed windows, tiling to floor and radiator.

Bedroom 1

15'6" x 12'6" (4.74 x 3.83)
Double glazed window, cupboard to alcove, radiator.

Bedroom 2

9'11" x 7'6" (3.03 x 2.31)
Double glazed window, cupboard, radiator.

Shower Room

6'5" x 5'0" (1.96 x 1.53)
Shower cubicle, wash hand basin, double glazed window, cupboard and radiator.

WC

6'5" x 2'4" (1.96 x 0.73)
WC and double glazed window.

External

Externally there is a garden to the front.

Lease Information

The property has a 999 year lease dated from 18/07/1984 with a peppercorn rent.

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

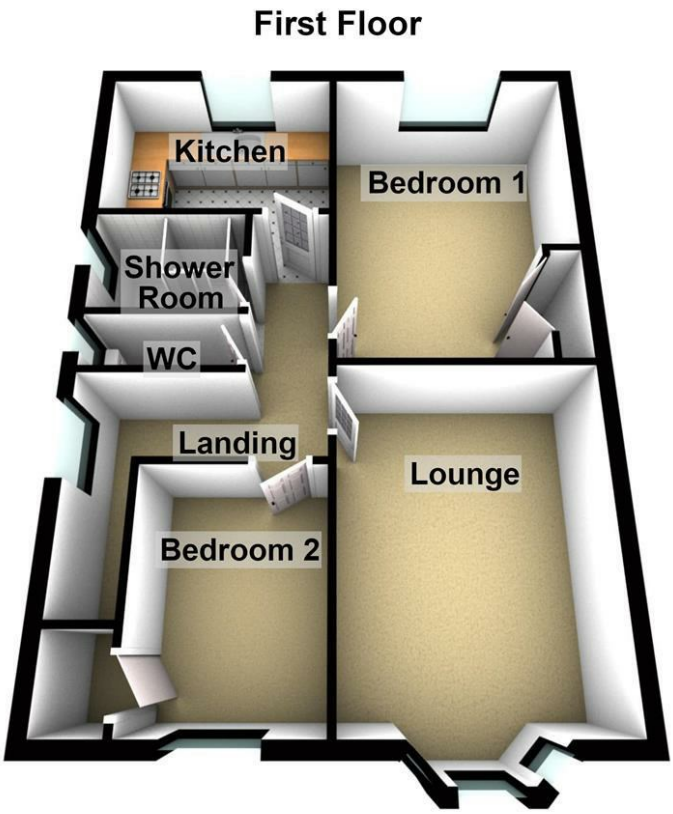
EE-Good outdoor, variable in-home
O2-Good outdoor, variable in-home
Three-UK-Good outdoor
Vodafone-Good outdoor, variable in-home

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

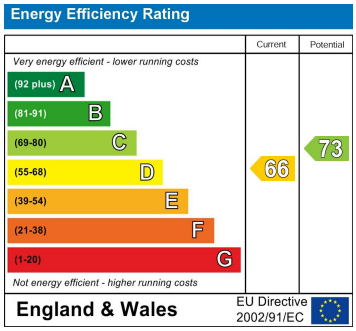
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

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

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.



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