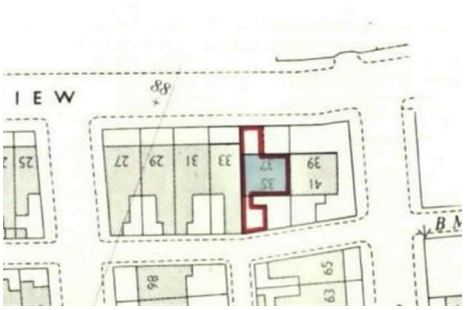
next2buy property retailers make the next step easy



35 North View

, Wallsend, NE28 7NF

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 GOOD SIZED BEDROOMS • PRIVATE YARD WITH OFF STREET PARKING AVAILABLE •

WALKING DISTANCE TO METRO STATION, TRANSPORT LINKS, LOCAL AMENITIES AND SHOOLS •

GREAT FIRST TIME BUY • CLOSE TO "THE GREEN" AND RICHARDSON DEES PARK •

COUNCIL TAX BAND A • ENERGY RATING C • LEASEHOLD 125 Year Lease from 10/01/1983 - CURRENTLY BEING EXTENDED BY OWNER

Offers Over £90,000

2 1 1 C

- Walking Distance to Metro Station
- Southerly Aspect To Rear
- Council Tax Band A
- Private Rear Yard with On Site Parking
- Close Local Amenities, Schools and Transport links
- Energy Rating C
- Great First Buy
- Close to "The Green" and Richardson Dees Park
- 125 Year Lease from 10/01/1983. Currently Being Extended

Entrance

Composite entrance door, stairs to the first floor landing.

Landing

Access to all rooms and stairs to leading rear.

Lounge

14'6" x 11'5" (4.44 x 3.49)
Laminate flooring, double glazed window, radiator and feature fireplace with electric fiire.

Kitchen

8'6" x 7'10" (2.61 x 2.40)
Fitted with a range of wall and base units with contrasting work surfaces over, integrated oven and hob with extractor hood over, sink unit, part tiled walls , double glazed window and plumbed for washing machine.

Bedroom 1

13'1" x 10'8" (3.98 x 3.26)
Double glazed window, radiator.

Bedroom 2

9'9" x 9'4" (2.99 x 2.87)
Double glazed window, radiator.

Bathroom

6'3" x 5'6" (1.92m x 1.69m)
Comprising; bath with overhead shower, WC, wash hand basin. Plastic panelling to walls and laminate flooring, double glazed window, radiator.

External

Externally there is a private yard to the rear which has a southerly aspect, the yard provides space for on site parking. There is also an electrical charging port.

Leasehold

125 Year Lease from 10/01/1983. We have been advised by seller that they are currently in the process of extending Lease with North Tyneside Council which will add a further 90 years. This information must be confirmed via your legal representative.

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 and in-home

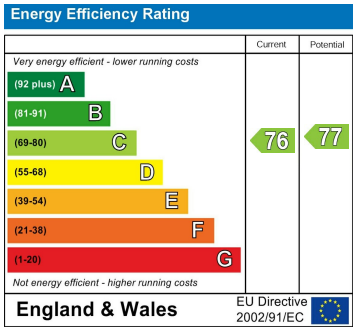
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

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.

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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