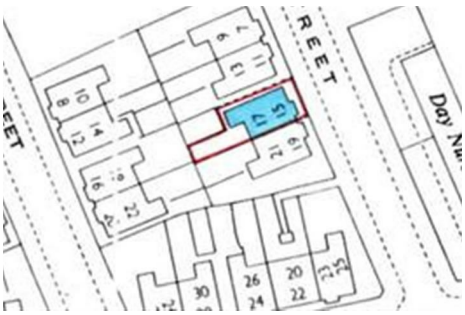
next2buy property retailers make the next step easy









15 Wilson Street

, Wallsend, NE28 8RB

TWO BEDROOM GROUND FLOOR FLAT • IDEALLY SITUATED IN WALLSEND TOWN CENTRE

CLOSE TO SHOPPING FACILITIES, BUS SERVICES & METRO • IDEAL INVESTMENT OPPORTUNITY

WESTERLY ASPECT GARDEN TO REAR • CHAIN FREE • SOME UPDATING IS REQUIRED

COUNCIL TAX BAND A • 999 YEAR LEASE FROM 1984 • ENERGY RATING D

Offers Over £60,000

2 1 1 D

- Two Bedroom Ground Floor Flat
- Ideal Investment Opportunity
- Great Location - Situated In Town Centre
- Nearby Metro Station & Bus services
- Ample Shopping Facilites
- Some Updating Is Required
- 999 Year Lease From 1984
- Council Tax Band A
- Energy Rating D

Hallway

Entrance door, radiator.

Lounge

13'5" x 11'8" max (4.11 x 3.57 max)
Double glazed window, fireplace with gas fire, cupboard to alcove, radiator.

Kitchen

10'1" max x 7'8" max (3.09 max x 2.34 max)
Double glazed window, wall and base units with work surfaces over and sink unit, radiator and external door to the rear garden.

WC

Single glazed window and WC.

Bedroom 1

12'2" + bay x 11'10" (3.72 + bay x 3.61)
Double glazed bay window, radiator.

Bedroom 2

9'1" x 7'7" (2.78 x 2.32)
Double glazed window, radiator.

Bathroom

4'0" x 1'10" + 3'6" x 2'9" (1.23 x 0.56 + 1.09 x 0.86)
Bath, wash hand basin, single glazed window and radiator.

External

Externally there is a small garden to the front and a westerly aspect garden to the rear.

Lease Information

The property has a 999 year lease dated from 25.12.84 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 and in-home
O2-Good outdoor and in-home
Three-UK-Good outdoor, variable 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.





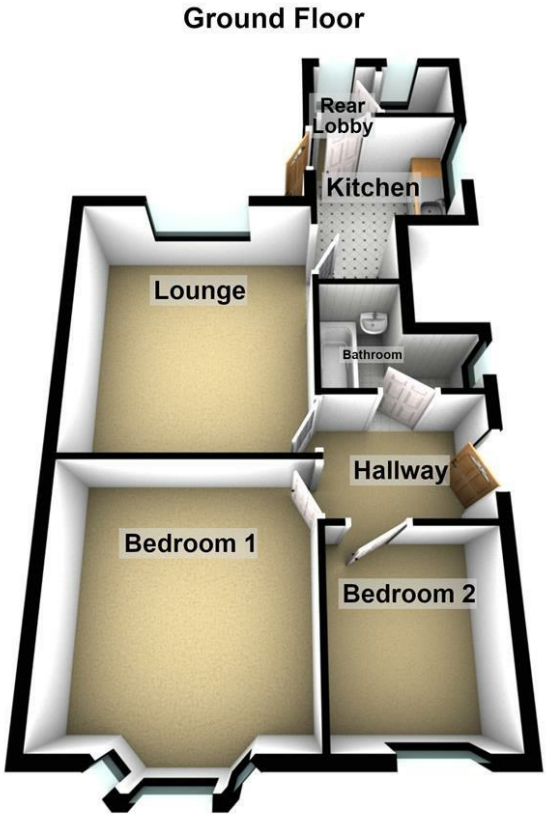








Floor Plan



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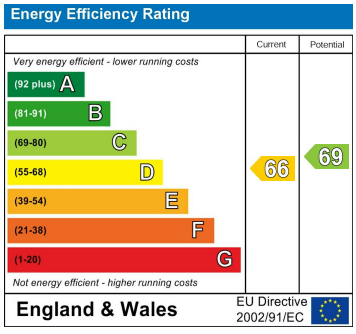

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