



## 10 Victoria Avenue , Wallsend, NE28 8SD

\*\* THREE BEDROOM FIRST FLOOR FLAT \*\* CHAIN FREE \*\* NEWLY DECORATED THROUGHOUT \*\*

\*\* SITUATED IN WALLSEND TOWN CENTRE WITH EXCELLENT SHOPPING & LEISURE FACILITIES \*\*

\*\* METRO STATION & BUS SERVICES TO NEWCASTLE CITY CENTRE \*\* SHARED YARD TO REAR \*\*

\*\* GREAT FIRST BUY \*\* COUNCIL TAX BAND A \*\* 999 YEAR LEASE FROM 1983 \*\* ENERGY RATING C \*\*

**Offers Over £85,000**



- Three Bedroom First Floor Flat
- Recently Re-Decorated Throughout
- Convenient Location
- Nearby Metro Station
- Ideal First Time Buy
- Shared Yard To Rear
- 999 Year Lease From 1983
- Council Tax Band A
- Energy Rating C

#### Entrance

Entrance door. Stairs to the first floor accommodation.

#### Landing

Access to bedrooms and lounge.

#### Lounge

14'6" x 12'4" (4.41 x 3.76)

Double glazed window, radiator, coving to ceiling.

#### Kitchen

12'1" x 7'3" (3.69 x 2.22)

Fitted with a range of wall and base units with work surfaces over and sink unit. Rear lobby with access to the bathroom and stairs leading to the rear yard

#### Bathroom

8'5" x 4'3" (2.56 x 1.29)

Comprising; bath with shower over, WC and wash hand basin with built-under storage. Double glazed window, tiling to walls, radiator.

#### Bedroom 1

14'9" x 12'3" (4.50 x 3.74)

Double glazed window, coving to ceiling, radiator.

#### Bedroom 2

10'1" x 7'5" (3.07 x 2.27)

Double glazed window, radiator.

#### Bedroom 3

10'4" x 7'6" (3.14 x 2.29)

Double glazed window, radiator.

#### External

Externally there is a shared yard to the rear.

#### 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, variable 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:

#### Leasehold

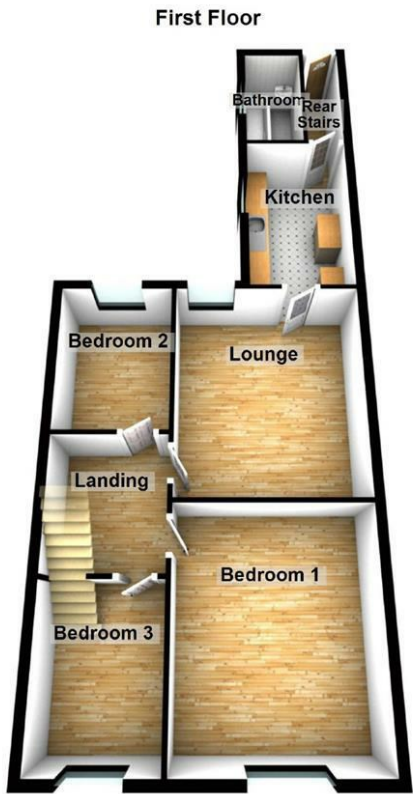
Traditional  
This information must be confirmed via your surveyor and legal representative.

Peppercorn Lease - 999 years from 4 February 1983





# 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
England & Wales	EU Directive 2002/91/EC	