



24 Redcar Road Howdon, Wallsend, NE28 0DD

** 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. **

** CHAIN FREE ** FIRST FLOOR FLAT ** TWO DOUBLE BEDROOMS ** GREAT FIRST TIME BUY **

** CLOSE TO LOCAL AMENITIES, SCHOOLS, TRANSPORT LINKS AND MAJOR ROAD LINKS **

** PRIVATE GARDEN ** COUNCIL TAX BAND A ** ENERGY RATING C **

** 999 PEPPERCORN LEASE FROM 9 February 1990 **

Offers Over £85,000



- First Floor Flat
- Great First Time Buy
- Council Tax Band A

- Two Double Bedrooms
- Close to Local Amenities and Major Road Links
- Leasehold 999 year Lease from 9 February 1990

- Chain Free
- Private Garden
- Energy Rating C

The Property Comprises:

Entrance

UPVc door into entrance lobby, stairs to first floor landing, UPVc double glazed window, and radiator, leading to...

Living Room

15'5" + bay x 9'10" (4.71 + bay x 2.99)

UPVc double glazed bay window, radiator, gas fire, and laminate flooring.

Kitchen

7'10" x 6'1" (2.38 x 1.85)

UPVc double glazed window, tiled walls with floor and wall units, counters and sink, built in electric hob and oven with extractor hood, integrated fridge. Washing machine can also be included.

Bathroom

7'8" x 4'10" (2.34 x 1.48)

UPVc double glazed window, radiator, tiled walls and WC, wash hand basin and bath with overhead shower.

Bedroom 1

10'11" x 10'10" (3.34 x 3.30)

UPVc double glazed window, radiator, and decorative coving.

Bedroom 2

9'5" x 7'8" (2.88 x 2.34)

UPVc double glazed window, and radiator.

External

There is an enclosed and private garden to the side of the property, laid mainly to lawn.

Leasehold

999 PEPPERCORN LEASE FROM 9 February 1990

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 and 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 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.

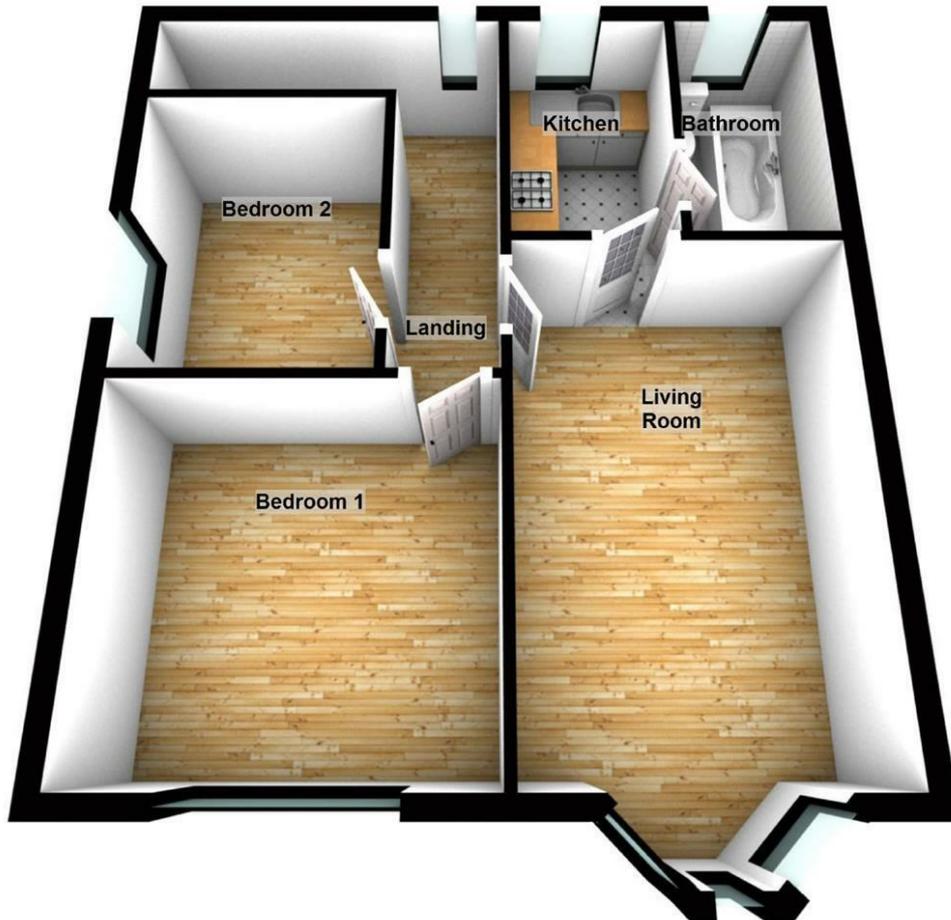




Floor Plan

First Floor

Approx. 47.8 sq. metres (514.9 sq. feet)



Total area: approx. 47.8 sq. metres (514.9 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	