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# 60 George Road

## , Wallsend, NE28 6BU

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 GROUND FLOOR FLAT • WELL PRESENTED THROUGHOUT • IDEAL FIRST BUY •

• WALKING DISTANCE TO WALLSEND TOWN CENTRE • NEARBY BUS SERVICES & METRO STATION •

• WOOD BURNING STOVE FIRE TO LOUNGE • PRIVATE YARD TO REAR • LENGHTY GARDEN TO FRONT •

• COUNCIL TAX BAND A • 999 YEAR LEASE FROM 2006 • ENERGY RATING C •

## Price £85,000

2 1 1 C

- Two Bedroom Ground Floor Flat
- Great First Buy
- 999 Year Lease From 2006
- Private Yard To Rear
- Close To Town Centre
- Council Tax Band A
- Lengthy Garden To Front
- Metro Station Nearby
- Energy Rating TBC

## Entrance Lobby

Double glazed entrance door, inner door to the hallway.

## Hallway

Laminate flooring, radiators.

## Lounge

16'1" x 12'0" (4.90 x 3.65)
Double glazed window, fireplace with wood burning stove fire, laminate flooring, radiator.

## Kitchen

10'6" x 6'2" (3.19 x 1.89)
Fitted with wall and base units with work surfaces over, integrated oven and hob with extractor hood over, single drainer sink unit, tiled splashbacks. Double glazed window, radiator, external door leading to the rear yard.

## Bedroom 1

13'6" x 10'4" + bay (4.11 x 3.15 + bay)
Double glazed bay window, laminate flooring, radiator.

## Bedroom 2

11'11" min x 8'7" (3.62 min x 2.61)
Double glazed window, laminate flooring, radiator.

## Bathroom

9'7" x 4'7" (2.93 x 1.40)
Comprising; shower enclosure, low level WC and wash hand basin., radiator.

## External

Externally there is a private yard to the rear and a lengthy garden to the front.

## Lease

The property has a 999 year lease dated from 17/01/2006 with no ground rent.

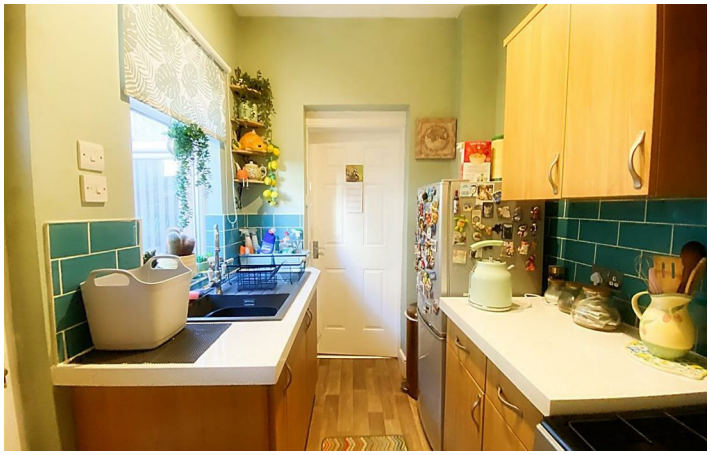
## Material Information

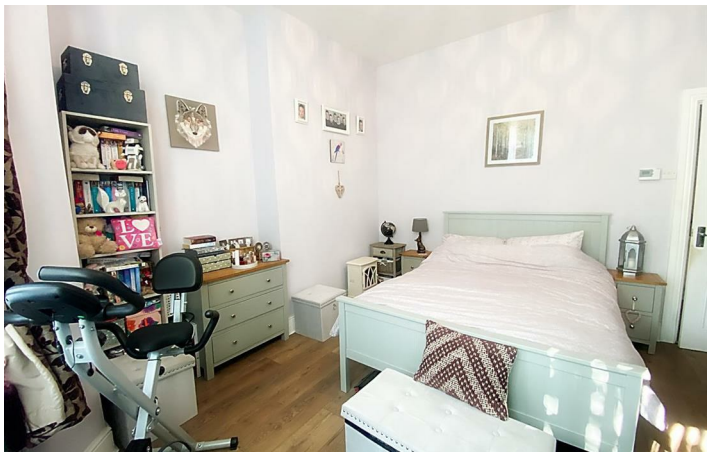
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk
EE-Good outdoor and in-home
O2-Good outdoor
Three-UK-Good outdoor, variable in-home
Vodafone-Good outdoor

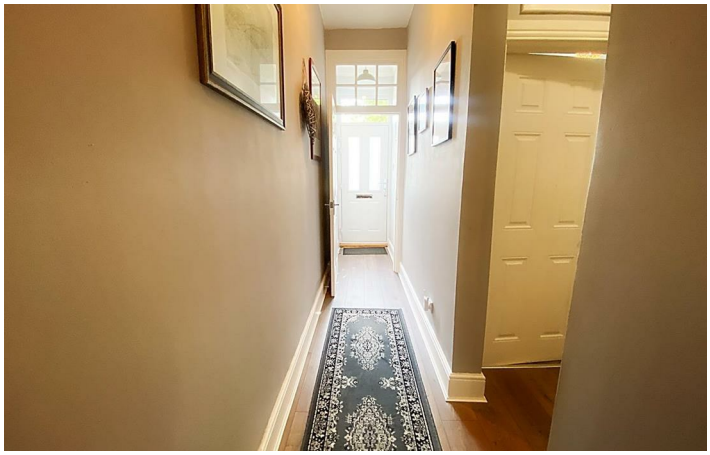
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

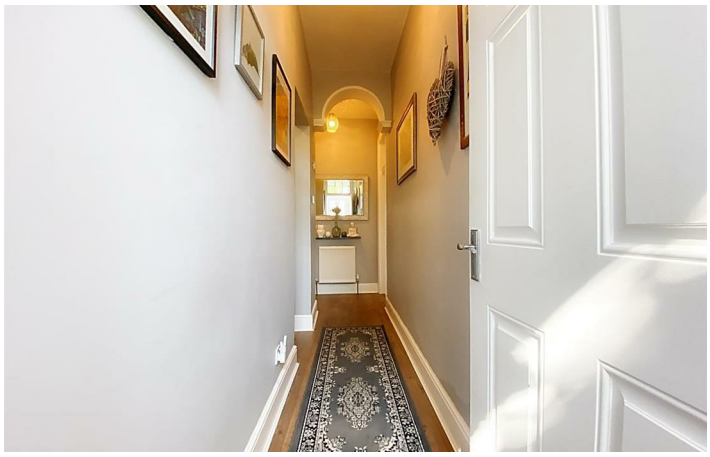
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

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



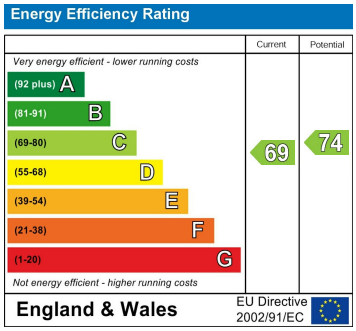






## Floor Plan

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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