



59 Stanley Street Rosehill, Wallsend, NE28 7DB

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.

** GUIDE PRICE £75,000 TO £80,000 ** CHAIN FREE ** READY TO MOVE INTO ** SHARED YARD **

** TWO BEDROOM GROUND FLOOR FLAT *** GREAT FIRST TIME BUY ** COUNCIL TAX BAND A **

** CLOSE TO LOCAL AMENITIES, SCHOOLS AND MAJOR ROAD LINKS ** ENERGY RATING C **

** PEPPERCORN LEASE 999 YEARS FROM 14 March 1986 - NO GROUND RENT PAYABLE **

Guide Price £75,000



- Guide Price £75,000 to £80,000
- Shared Yard
- Council Tax Band A

- Ready to Move Into & Chain Free
- Close to Local Amenities, Transport Links and Schools
- Energy Rating C

- Two Bedrooms
- Great First Time Buy
- Leasehold 999 Years from 14 March 1986

ENTRANCE

UPVc door into ..

HALLWAY

18'2" x 3'6" (5.54 x 1.07)

Two storage cupboards , dado rail, radiator

LOUNGE

14'2" x 12'10" (4.32 x 3.91)

UPVc double glazed window, radiator, electric feature fire with a wooden surround.

KITCHEN

10'4" x 7'2" (3.15 x 2.18)

UPVc double glazed window, radiator, UPVc door to rear courtyard, part tiled walls, fitted with a modern range of floor and wall units, work surfaces, sink unit, gas hob with an electric oven, extractor hood, plumbed for washing machine and tiled flooring.

BEDROOM 1

14'9" x 14'0" (4.50 x 4.27)

UPVc double glazed window, radiator, decorative coving.

BEDROOM 2

10'8" x 8'8" (3.25 x 2.64)

UPVc double glazed window, radiator.

BATHROOM

8'8" x 7'8" (2.64 x 2.34)

UPVc double glazed window, radiator, part tiled walls, fitted with a white three piece bathroom suite with shower over the bath, tiled flooring and storage cupboard.

EXTERNAL

To the rear of the property there is a shared courtyard.

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 and in-home

Three- 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.

Leasehold

Peppercorn Lease 999 years from 14 March 1986 - No Ground rent payable. This information must be confirmed with your legal representative.



Floor Plan

Ground Floor



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.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
 Tel: 0191 295 3322 Email: info@next2buy.com <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	