



39 Ash Grove , Wallsend, NE28 6PJ

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 FIRST FLOOR FLAT ** READY TO MOVE INTO ** IDEAL FIRST TIME BUY **

** SPACIOUS LOUNGE ** MODERN BATHROOM WITH FOUR PIECE SUITE **

** WALKING DISTANCE TO SHOPS - SCHOOLS - BUS SERVICES & METRO STATION ** CHAIN FREE **

** 999 YEAR PEPPERCORN LEASE FROM 26.11.2982** COUNCIL TAX BAND A ** ENERGY RATING C**

Offers Over £85,000



- Ready To Move Into
- Close to Local Amenities, Schools and Transport Links
- Energy Rating C
- Chain Free
- Within Walking Distance to Metro Station
- Council Tax Band A
- Great First Buy or Buy to Let
- Two Bedroom First Floor Flat
- Leasehold 999 Years from m 26 November 1982

Entrance

UPVc door, stairs to first floor landing

First Floor Landing

Leading to...

Lounge

14'9" max 20'6" max (4.52 max 6.26 max)

Two UPVc double glazed windows, two radiators and coving.

Kitchen

10'5" max x 7'8" (3.19 max x 2.36)

Double glazed window and door to the external staircase, fitted with floor and wall units, counters and sink, gas hob with overhead extractor hood and electric oven. Plumbed for Dishwasher and washing machine.

We have been advised by seller there underfloor heating but this will need to be reconnected.

Bathroom

8'0" x 7'10" (2.44 x 2.40)

Modern bathroom with tiled walls and floor, fitted with bath with shower attachment, shower cubicle, WC, wash hand basin, recessed lights and ladder style radiator.

Bedroom 1

13'10" x 12'6" into robe (4.24 x 3.83 into robe)

Two double glazed windows, radiator and two sliding door wardrobes set in alcoves.

Bedroom 2

7'2" x 7'6" (2.20 x 2.30)

UPVc double glazed window and radiator.

External

There is a small 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>

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

Three- Good outdoor and 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.

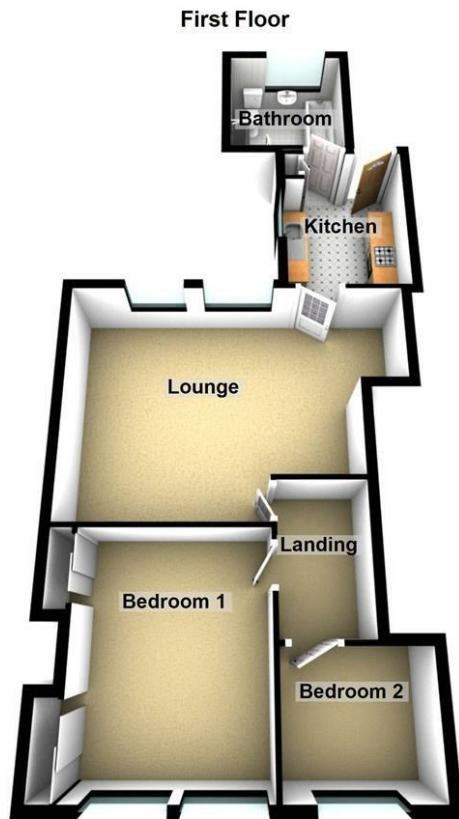
Leasehold

999 year Peppercorn Lease from 26 November 1982





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 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		69	76
(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	