

18 Coronation Street , Wallsend, NE28 7LT

** CHAIN FREE ** TWO BEDROOM GROUND FLOOR FLAT ** SHARED YARD ** ON STREET PARKING **

** WITHIN WALKING DISTANCE TO METRO STATION ** ENERGY RATING TBC **

** COUNCIL TAX BAND A ** CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS **

** LEASEHOLD - PEPPERCORN LEASE 999 years from 4 December 1990 **

Offers Over £85,000



- Chain Free
- Close to Local Amenities, Schools and Transport Links
- Council Tax Band A
- Two Bedrooms
- Within Walking Distance to Wallsend Metro Station
- Energy Rating TBC
- Ground Floor Flat
- Shared Yard
- 999 Year Peppercorn Lease from 4 December 1990

Entrance

Composite door into inner lobby, timber door into hallway.

shower, WC, wash hand basin, ladder style radiator, double glazed window, fully tiles walls and floor.

O2- Good outdoor, variable in-home
Three- Good outdoor and in-home
Vodafone - Good outdoor, variable in-home

Hallway

13'3" x 3'3" (4.06 x 1.01)
Laminate flooring, radiator, storage cupboard and access to bedrooms and lounge.

Bedroom 1

13'11" x 12'10" (4.25 x 3.93)
Two double glazed windows, radiator, picture rail and cornice.

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

Lounge

13'9" x 12'11" max (4.21 x 3.94 max)
Double glazed window, laminate flooring, electric fireplace, access to kitchen

Bedroom 2

10'2" x 6'11" (3.12 x 2.11)
Double glazed window, radiator.

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

Kitchen

10'1" x 7'3" (3.08 x 2.23)
Fitted with range of wall and base with complimentary work surfaces, built in electric oven and gas hob with over head extractor hood, sink unit and plumbed for washing machine. Laminate flooring, double glazed window access to rear lobby.

External

To the front there is residents permit parking and to the rear there is a shared yard.

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

Rear Lobby

Composite door with access to rear yard, laminate flooring, storage cupboard and access to bathroom.

Para - 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>

Leasehold

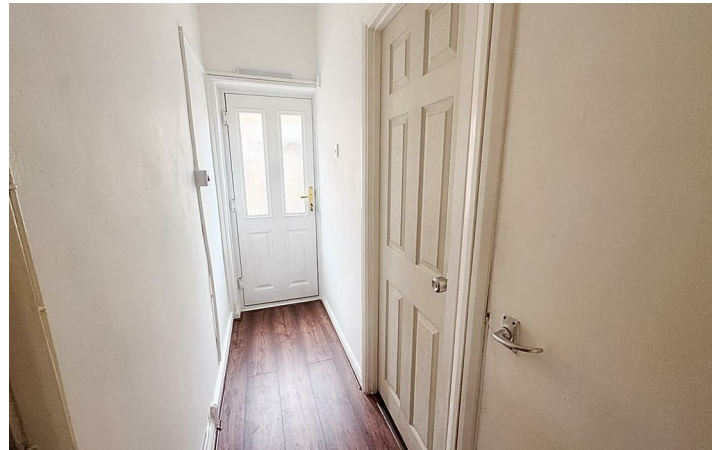
999 Peppercorn Lease from 4 December 1990. This information must be confirmed with your Legal Representative.

Bathroom

8'0" x 6'5" (2.44 x 1.96)
Comprising: bath with overhead

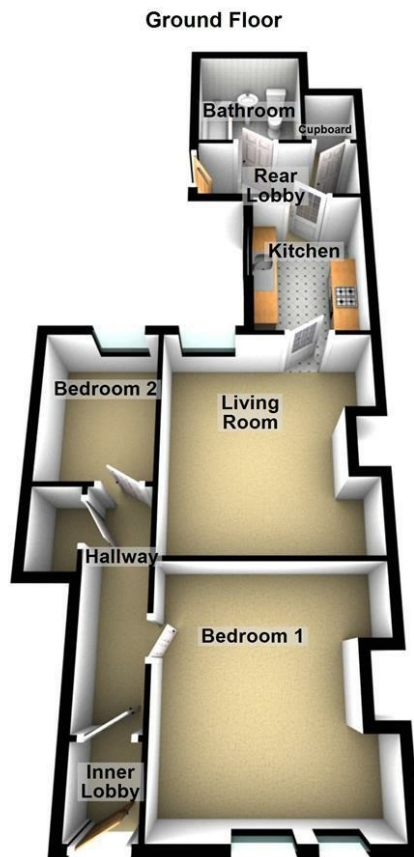
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor, variable in-home





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.

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			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 