

## 19 Roland Road , Wallsend, NE28 6QB

**\*\* CASH BUYERS ONLY \*\* TWO BEDROOM FIRST FLOOR FLAT \*\* PLEASANT OUTLOOK TO FRONT \*\* CHAIN FREE \*\* SPACIOUS LOUNGE/DINING ROOM \*\* MODERN SHOWER ROOM \*\* PRIVATE YARD TO REAR \*\* CLOSE TO LOCAL AMENITIES - NEARBY METRO STATION \*\* 999 YEAR LEASE FROM 2010 \*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\***

Click the link or copy into a browser to view the live auction and to place a bid.

<https://next2buy.iamsold.co.uk>

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

**Auction Guide £45,000**

# 19 Roland Road

, Wallsend, NE28 6QB



- For Sale by Modern Auction – T & C's apply
- The Modern Method of Auction
- Chain Free - Council Tax Band A
- Subject To Reserve Price
- Cash buyers only
- 999 Year Lease from 2010
- Buyers fees apply
- Two Bedroom First Floor Flat
- Energy Rating C

## Entrance

## External

## Landing

## Lease Information

## Lounge/ Dining Room

## Broadband

14'4" x 11'4" + (4.38 x 3.47 + 3.10 x 2.42)

## Kitchen

11'3" x 7'1" (3.45 x 2.18)

## Shower Room

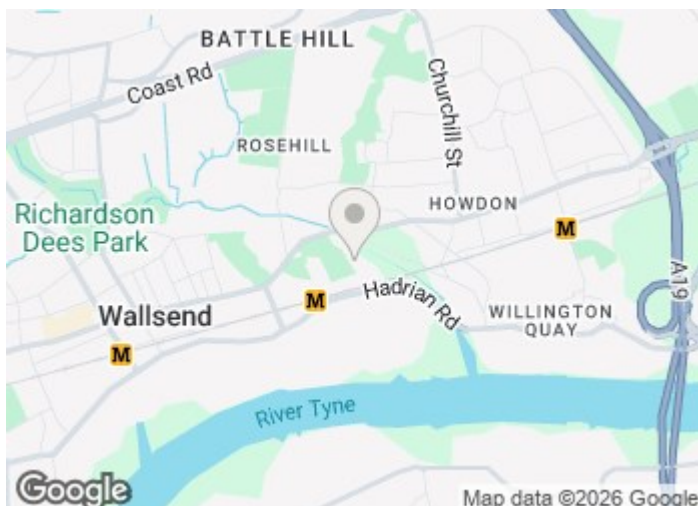
6'10" x 6'4" (2.10 x 1.94)

## Bedroom 1

15'1" x 11'5" (4.62 x 3.48)

## Bedroom 2

11'1" x 7'6" (3.40 x 2.31)



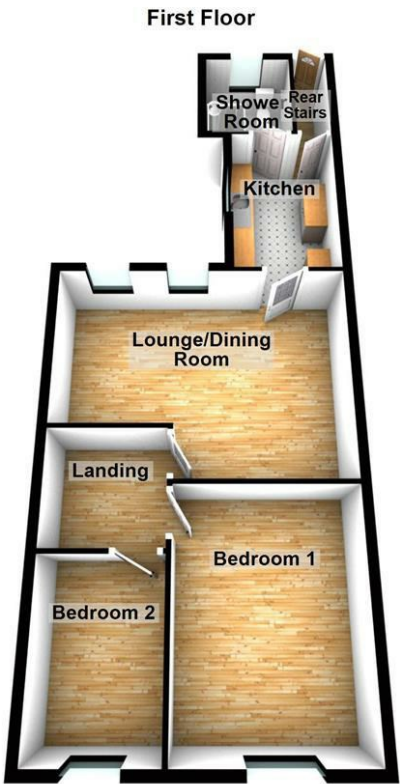
## Directions







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.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 69                      | 74        |
| England & Wales                             | EU Directive 2002/91/EC |           |