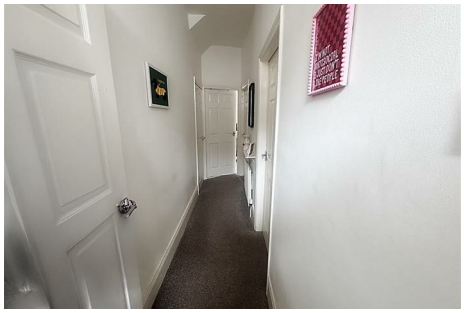
next2buy property retailers make the next step easy



21 Richardson Street

, Wallsend, NE28 7PS

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.

GROUND FLOOR FLAT • TWO SPACIOUS DOUBLE BEDROOMS • MODERN REFITTED KITCHEN

PRIVATE WESTERLEY ASPECT YARD TO REAR • A FANTASTIC FIRST TIME BUY - READY TO MOVE INTO

CLOSE TO LOCAL AMENITITES - NEARBY SHOPS - BUS SERVICE & METRO STATION •

COUNCIL TAX BAND A • ENERGY RATING C • 999 YEAR LEASE FROM 18.10.2024

Offers Over £90,000

2 1 1 C

- Well Presented Ground Floor Flat
- Great First Time Buy
- Council Tax Band A
- Two Spacious Double Bedrooms
- Private Yard To Rear
- 999 Year Lease from 18.10.2024
- Modern Refitted Kitchen
- Close to Local Amenities, Schools and Transport Links
- Energy Rating C

Entrance Lobby

Double glazed entrance door, inner door leading into the hallway.

Hallway

Storage cupboard, radiator.

Lounge

14'3" x 12'5" (4.35 x 3.80)
Double glazed window, radiator.

Kitchen

8'0" x 7'4" (2.44 x 2.24)
Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven and hob, sink unit. Double glazed window, double glazed door leading to the rear yard.

Bathroom

6'6" x 4'11" (2.00 x 1.51)
Comprising; bath with shower over, WC and wash hand basin. Double glazed window, part tiled walls, radiator.

Bedroom 1

14'1" x 12'2" (4.30 x 3.71)
Double glazed window, coving to ceiling, radiator.

Bedroom 2

11'11" x 10'9" (3.64 x 3.29)
Double glazed window, cupboard, radiator.

External

Externally there is a private yard to the rear which has a westerly aspect.

Lease Information

999 year Lease from 18.10.2024 with no ground rent payable.

Material Information

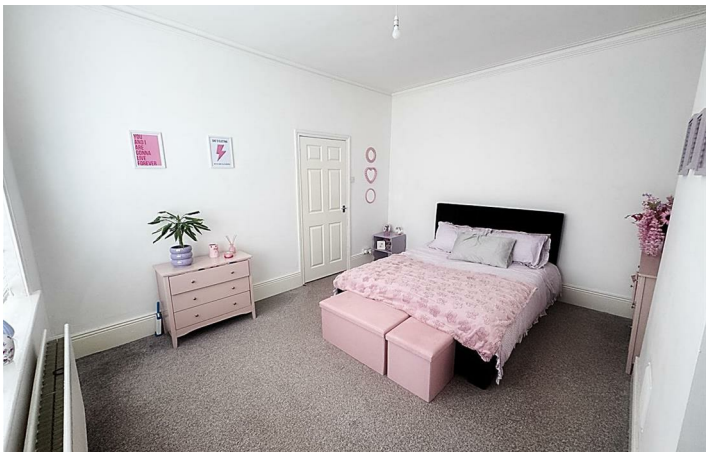
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

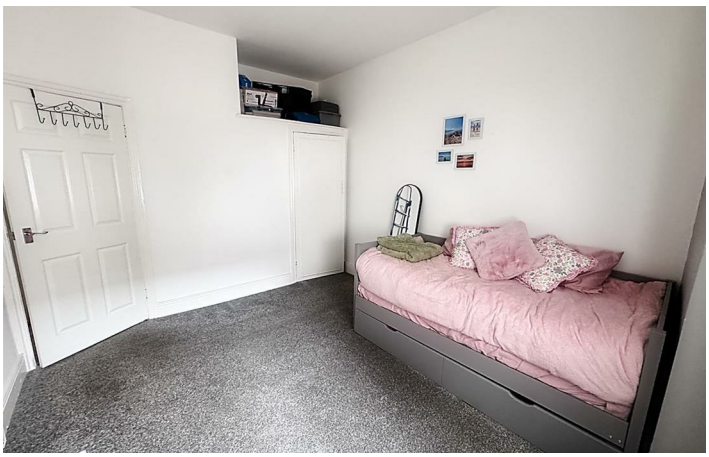
EE- Good outdoor and in-home
O2- Good outdoor
Three- Good outdoor and in-home
Vodafone - Good outdoor, variable in-home

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

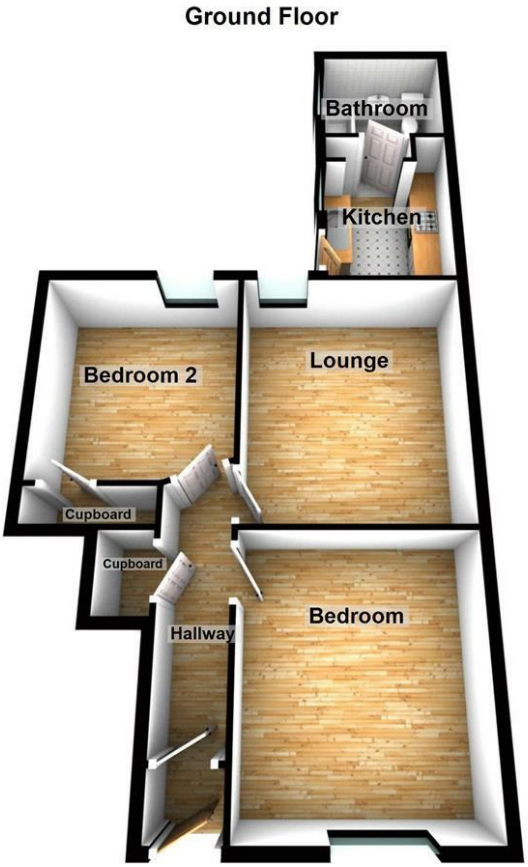
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

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

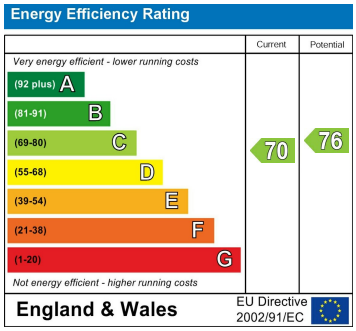




Floor Plan



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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