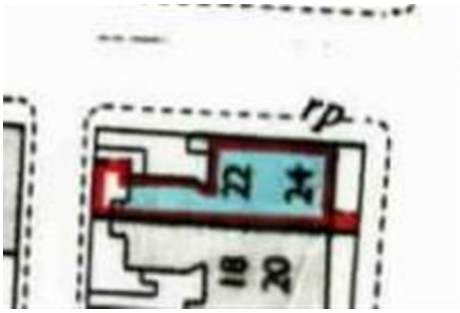
next2buy property retailers make the next step easy



22 Boyd Road

, Wallsend, NE28 7SA

FOUR BEDROOM MAISONETTE • DECEPTIVELY SPACIOUS LIVING ACCOMMODATION •

CLOSE TO "THE GREEN AND RICHARDSON DEES PARK " ON STREET PARKING •

CONVENIENTLY PLACED LOCAL AMENITIES, SCHOOLS, AND TRANSPORT LINKS •

WALLSEND METRO STATION WITHIN WALKING DISTANCE • SHARED YARD TO REAR • .

COUNCIL TAX BAND A • ENERGY RATING C • 999 YEAR PEPPERCORN LEASE FROM 30.10.1987 .

Offers Over £130,000

4 2 2 C

- Deceptively Spacious
- Close to Local Amenities, Schools and Transport Links
- Energy Rating C
- Four Bedroom Maisonette
- Within Walking Distance to Wallsend Metro Station
- 999 Peppercorn Lease from 30.10.1987
- Close to The Green and Richardson Dees Park
- Council Tax Band A
- Shared Yard to Rear

Entrance Lobby
UPVC door into lobby and stairs to first floor.

First Floor Landing
Access to Lounge, Bedroom 4, Dining Room and Stairs to Second Floor

Lounge
13'8" x 13'1" + bay (4.19 x 4.00 + bay)
Double glazed bay window with Plantation Shutters, radiator, ceiling rose, coving and Feature fireplace.

Dining Room
13'10" x 12'5" (4.24 x 3.81)
Double glazed window, coving to ceiling, radiator, stripped wood flooring, feature fireplace. Access to Bedroom 3 and kitchen.

Kitchen
9'10" max x 9'9" (3.02 max x 2.99)
Fitted with range of wall and floor units with worksurfaces, sink, plumbed for washing machine and space for cooker and fridge freezer. Tiled flooring and part tiled walls. Access to rear Lobby.

Rear Lobby
5'4" x 3'1" (1.65 x 0.94)
Stairs to rear shared yard and access to shower room.

Shower Room
8'0" x 6'7" (2.45 x 2.01)
Comprising: Corner shower cubicle, WC and wash hand basin set in vanity unit with storage, double glazed window, ladder style radiator, tiled floor and part tiled walls.

Bedroom 4
8'6" x 6'11" (2.61 x 2.12)
First Floor. Front Elevation. Double glazed window and radiator (currently used as home office) and laminate flooring.

Bedroom 3
15'5" x 6'9" (4.71 x 2.07)
First floor. Two double glazed windows one to side and one to rear, picture rail, coving radiator and storage cupboard

Stairs to Second Floor
Leading to...

Bedroom 2
13'4" x 7'7" + bay (4.08 x 2.33 + bay)
Double glazed bay window, radiator. Rear Elevation.

Bedroom 1
20'9" x 10'10" max into bay (6.34 x 3.32 max into bay)
Double glazed bay window, radiator, feature fireplace, stripped wood flooring. Access to en-suite bathroom.

En-suite
8'8" x 5'9" (2.66 x 1.76)
Skylight, stripped wood flooring, bath with mixer tap shower, WC and wash hand basin. Storage cupboard

External
To the front here is on street parking availabale and to the rear there is a walled shared yard.

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
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, variable in-home
Vodafone - Good outdoor

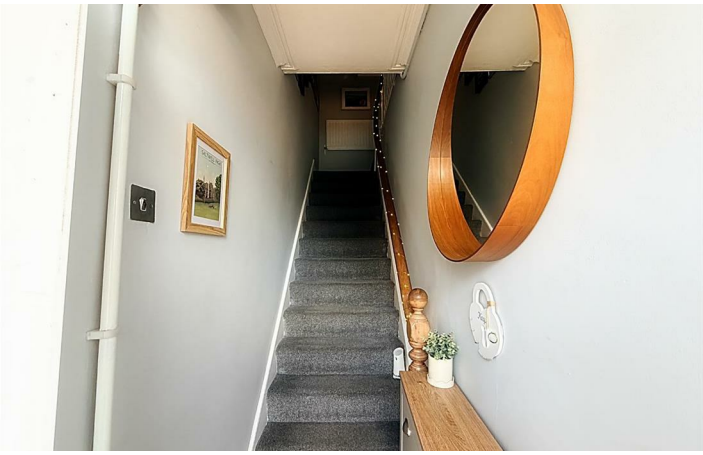
If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

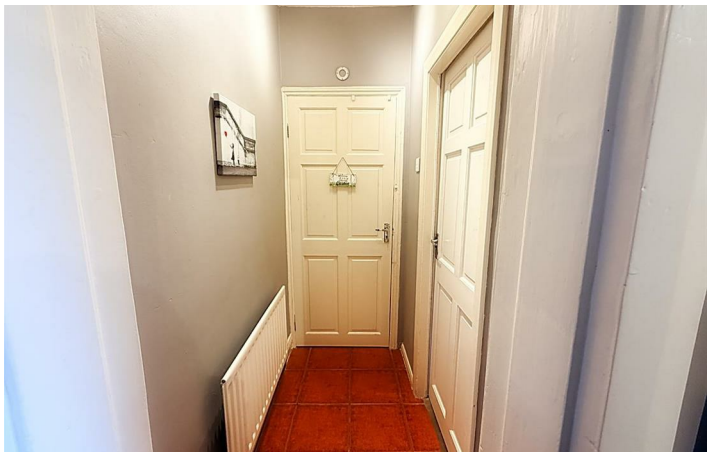
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

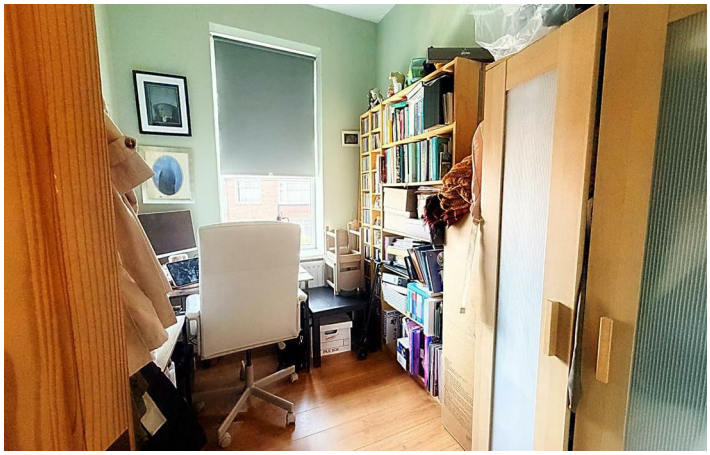
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

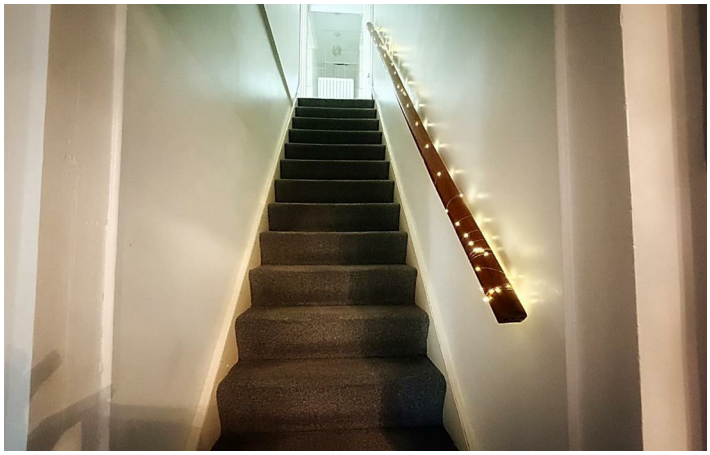
CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.

Leasehold
999 year Peppercorn Lease from 30 October 1987

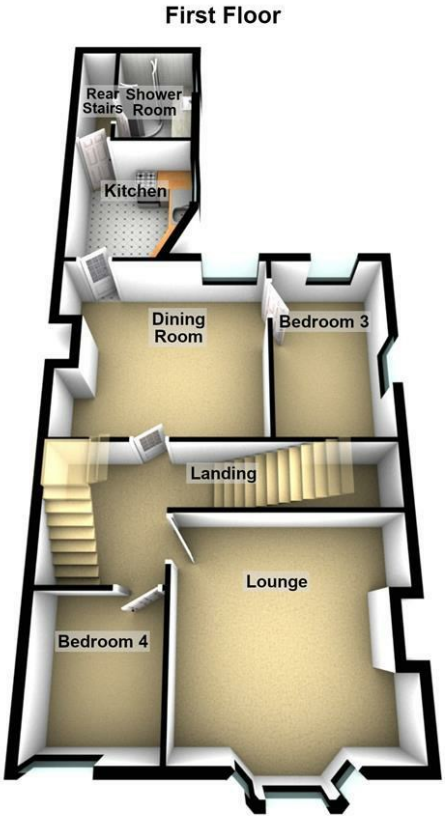


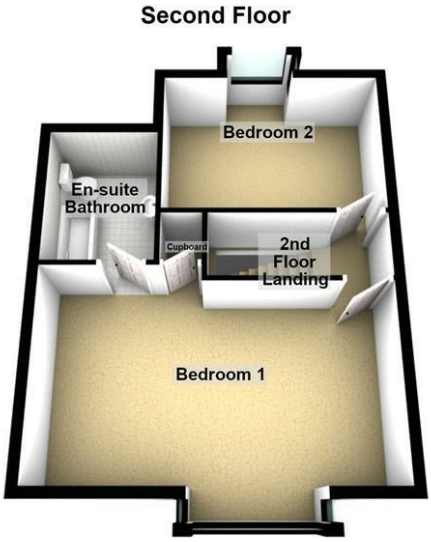




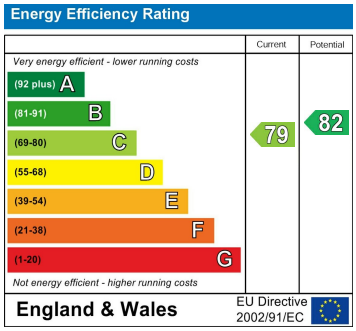


Floor Plan





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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