next2buy property retailers make the next step easy

37 Laing Grove

Howdon, Wallsend, NE28 0DE

** IMMACULATLEY PRESENTED TWO BEDROOM GROUND FLOOR FLAT ** CHAIN FREE **

** FANTASTIC FIRST TIME BUY ** CLOSE TO SHOPS, BUS SERVICES & HOWDON METRO STATION **

** PRIVATE GARDENS TO FRONT & REAR ** EXCELLENT ROAD LINKS TO THE A19 & TYNE TUNNEL **

** 999 YEAR LEASE FROM 1993 ** COUNCIL TAX BAND A ** ENERGY RATING D **

Price £75,000

2 1 1 D

- Two Bedroom Ground Floor Flat
- Ideal First Time Buy
- Close To Shops, Bus Services & Metro
- Road Links To The A19 & Tyne Tunnel
- Private Gardens To Front & Rear
- Immaculately Presented & Chain Free
- Council Tax Band A
- 999 Year Lease From 1993
- Energy Rating TBC

Hallway

Double glazed entrance door, wood flooring, radiator.

Lounge

15'11" + bay x 8'4" (4.86 + bay x 2.55)
Double glazed bay window, fireplace with living flame effect gas fire, cupboard to alcove, radiators.

Kitchen

9'1" x 7'3" (2.79 x 2.23)
Fitted with wall and base units with work surfaces over, integrated oven and hob and sink unit. Double glazed windows and door leading to the rear garden, laminate flooring.

Bathroom

7'3" x 4'11" (2.22 x 1.50)
Bath with shower over, WC and wash hand basin. Double glazed window, part panelled walls, laminate flooring.

Bedroom 1

11'2" x 8'11" (3.42 x 2.73)
Double glazed window, radiator.

Bedroom 2

7'10" x 7'8" (2.41 x 2.35)
Double glazed window, radiator.

External

Externally the front garden is gravelled to one side and paved to the other. The rear garden is gravelled, has a paved area. and a shed.

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
EE-Good outdoor and in-home
O2-Good outdoor
Three-UK-Good outdoor and in-home
Vodafone-Good outdoor and in-home

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

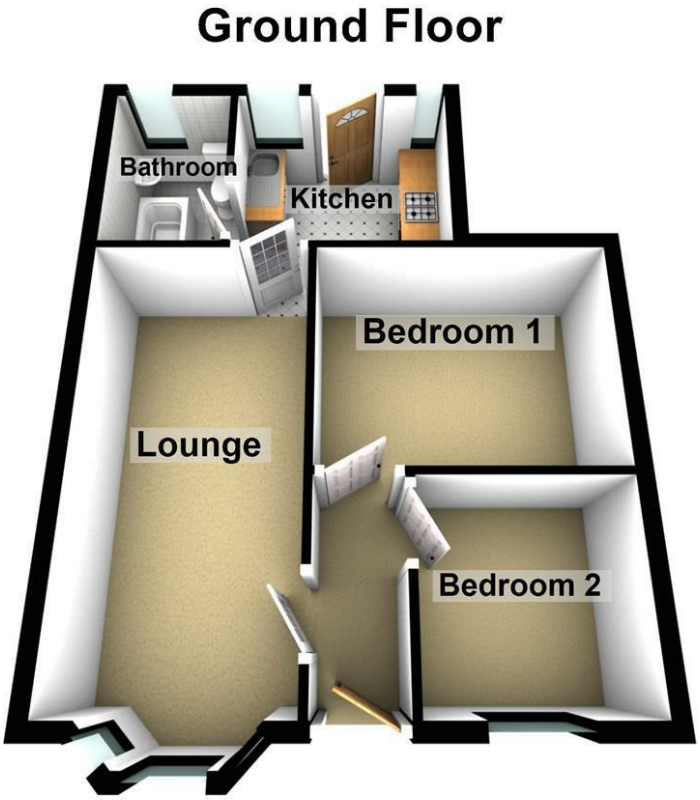
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

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

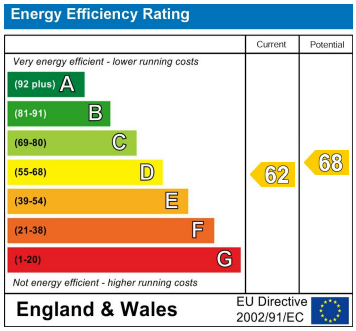
Lease Information

The property has a 999 year lease dated from 08/09/1993, no ground rent is payable.

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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