



## 55 Canterbury Avenue Hadrian Park, Wallsend, NE28 9QF

\*\* CHAIN FREE \*\* TWO BEDROOM FIRST FLOOR FLAT \*\* GREAT FIRST TIME BUY \*\*

\*\* GARAGE IN NEARBY BLOCK \*\* PRIVATE GARDEN TO REAR \*\* POPULAR LOCATION \*\*

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

\*\* ENERGY RATING TBC \*\* SILVERLINK RETAIL PARK APPROX 8 MINS DRIVE \*\*

\*\* 999 YEAR LEASE FROM 1976 \*\*

**Offers Over £115,000**



- Sought After Area
- Private Garden to Rear
- Leasehold 999 Years from 01.06.1976

**ENTRANCE**

UPVc door into entrance lobby, stairs to ..

**LANDING**

UPVC double glazed window, radiator, storage cupboard and leading to...

**LIVING ROOM**

15'2" x 11'8" (4.62 x 3.56)  
UPVC double glazed window and radiator..

**KITCHEN**

9'3" x 9'8" (2.82 x 2.95)  
UPVC double glazed window, radiator and part tiled walls. Fitted with a range of floor and wall units, counters and sink. Cooker, washing machine and fridge can be included.

**BATHROOM**

UPVC double glazed window, radiator, tiled walls, WC, wash hand basin, bath and separate shower cubicle.

**BEDROOM 1**

11'7" x 10'4" (3.53 x 3.15)  
UPVC double glazed window, radiator and storage cupboard/wardrobe.

- First Floor Flat
- Garage In Nearby Block
- Energy Rating TBC

**BEDROOM 2**

8'6" x 7'6" (2.59 x 2.29)  
UPVC double glazed window and radiator.

**GARDEN**

There is a fenced and lawned garden to the rear.

**GARAGE**

There is a garage in an adjacent block.

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

- Two Bedrooms
- Great First Buy
- Council Tax Band A

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

### Ground Floor



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.

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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		1	1
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	