next2buy property retailers make the next step easy

10 Cumberland Street

, Wallsend, NE28 7SB

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.

*** IDEAL FIRST TIME PURCHASE ** TWO DOUBLE BEDROOMS ** NEW CARPETS **

** PRIVATE REAR YARD ** REAR PARKING ACCESS ** PEPPERCORN LEASE 999 YEARS FROM 06.02.2004*

** WITHIN WALKING DISTANCE TO RICHARDSON DEES PARK AND CLOSE TO "THE GREEN" **

Offers Over £80,000

2 1 1 C

- Chain Free
- Ready to Move into
- Energy Rating C
- Two Bedroom Ground Floor Flat
- Ideal First Buy
- Council Tax Band A
- Private Yard with Off Street Parking
- Within Walking Distance to Richardson Dees Park and "The Green"
- Long Leasehold 999 Years from 06.02.2004

Entrance Hallway

Composite entrance door into the lobby, door into the hallway, under stair storage cupboard, radiator, wood effect laminate flooring, access to the bedrooms and living room.

Living Room

14'8" x 12'4" (4.46 x 3.77)
Double glazed window to the rear elevation, radiator, access to the kitchen.

Kitchen

10'4" x 6'9" (3.16 x 2.07)
Double glazed window to the side elevation, part tiled walls, fitted with a range of wall and floor units, counter surfaces, sink unit, built in gas hob, electric oven, extractor hood, door to the rear yard, access to the inner lobby leading to the bathroom.

Bedroom One

13'6" x 13'4" (4.11 x 4.07)
Double glazed window to the front elevation, radiator, ceiling rose.

Bedroom Two

11'3" x 7'9" (3.42 x 2.37)
Double glazed window to the rear elevation, radiator.

Inner Lobby

3'6" x 5'0" (1.07 x 1.53)
Access to the bathroom. Boiler

Bathroom

6'3" x 4'10" (1.91 x 1.47)
Double glazed window to the side elevation, part tiled walls, fitted with a three piece suite comprising: WC, wash hand basin, bath with overhead shower.

External

There is a good sized private yard to the rear with parking access for up to two vehicles.

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

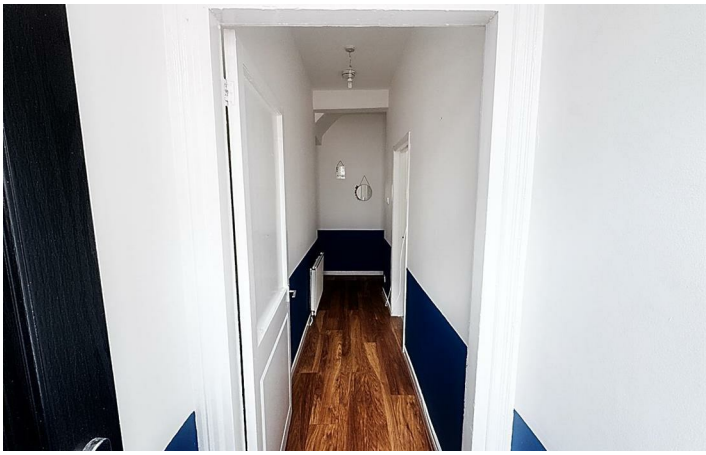
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

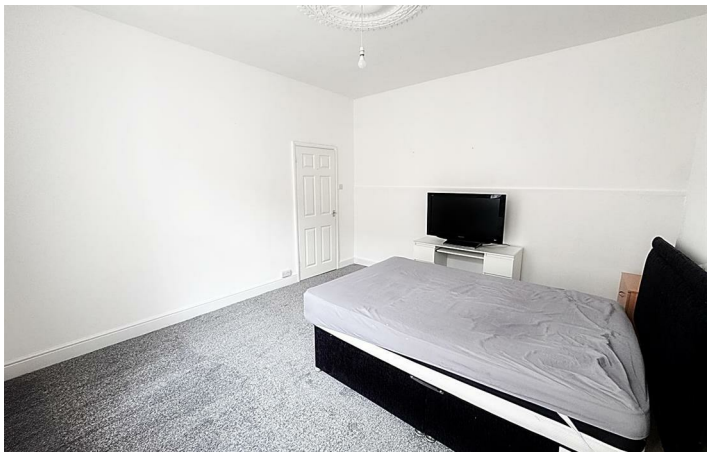
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

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

Leasehold

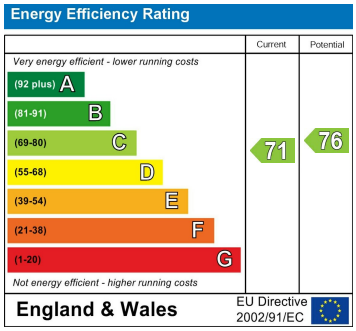
Peppercorn 999 year Lease from 6 February 2004 - No Ground Rent payable. This information must be confirmed with your conveyancer.





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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