next2buy property retailers make the next step easy

41 Grey Street

, Wallsend, NE28 7SE

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.

CHAIN FREE • SPACIOUS THREE BEDROOM FIRST FLOOR FLAT • READY TO MOVE INTO

COULD ALSO BE USED AS TWO BEDROOM WITH TWO RECEPTION ROOMS • CORNER PLOT

CLOSE TO SCHOOLS, TRANSPORT LINKS (INCLUDING METRO) AND RICHARDSON DEES PARK

Offers Over £95,000

3 1 1 C

- Spacious First Floor Flat
- Close to Richardson Dees Park and The Green
- Energy Rating C
- Chain Free
- Westerly Facing Private Rear Yard
- Leasehold 999 years from 03.02.2017
- Newly Painted Throughout
- Short Distance from Town Centre
- Council Tax Band A

Entrance

UPVC door opening into inner lobby and stairs to first floor landing

Landing

Radiator. Access to bedrooms and lounge.

Lounge

12'4" x 13'3" (3.75 x 4.03)
Double glazed window, radiator and cupboard.

Kitchen

13'1" x 9'5" (3.98 x 2.87)
Fitted with a range of wall and base units with work surfaces over, sink unit, double glazed windows, stairs leading down with external double glazed door leading to rear yard.

Lobby/Utility

5'6" max x 5'3" max L shaped (1.67 max x 1.60 max L shaped)
Plumbed for washing machine, double glazed window, tiling to walls, access to bathroom.

Bedroom 1

16'1" max x 16'4" max (4.89 max x 4.98 max)
Double glazed window, radiator. Front Elevation

Bedroom 2

15'7" x 10'7" (4.75 x 3.23)
Feature fireplace with tiled inset, double glazed window, radiator. Side Elevation.

Bedroom 3

12'7" max x 9'11" max (3.83 max x 3.01 max)
Feature fireplace, double glazed window, radiator. Rear Elevation.

Bathroom

6'9" x 5'7" (2.05 x 1.69)
Fitted with a three piece suite comprising bath with shower over, low level WC, wash hand basin, tiling to walls, double glazed window, radiator.

External

Externally there is a private yard to the rear with rear access door.

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.

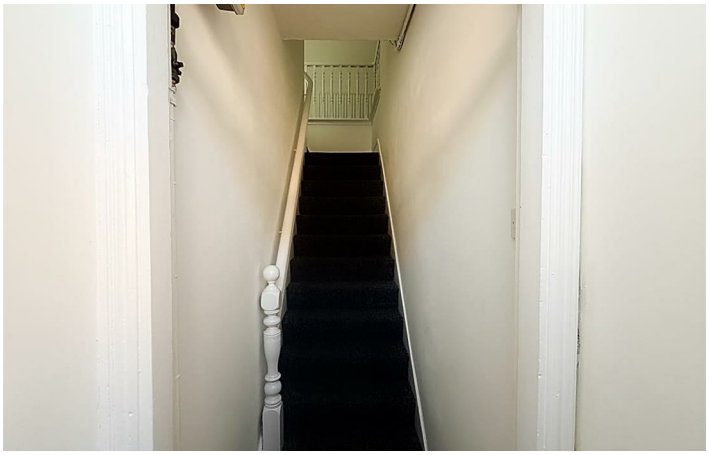
EE- Good outdoor and in-home
O2- Good outdoor
Three- Good outdoor, variable in-home
Vodafone - Good outdoor, variable in-home
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

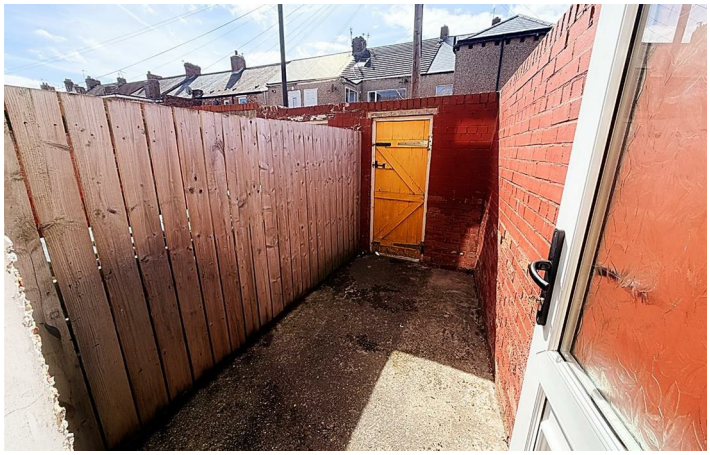
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

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

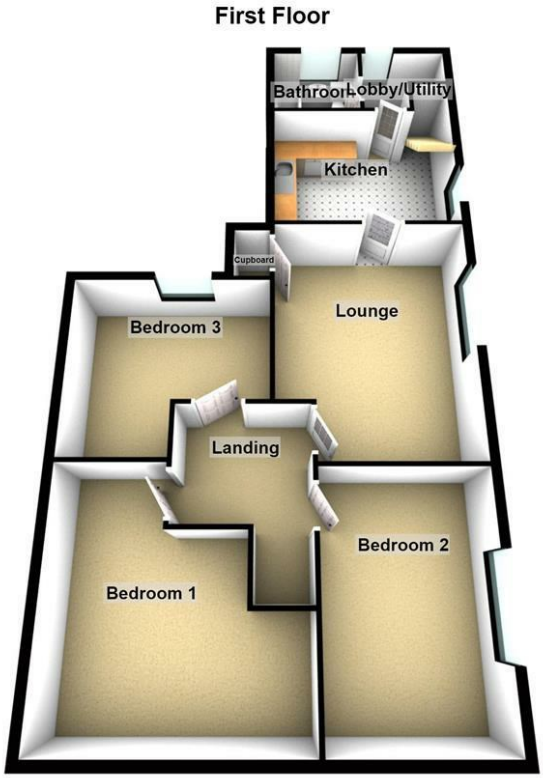
Leasehold

Peppercorn Lease 999 years from 03/02/2017. This information must be confirmed via your conveyancer.

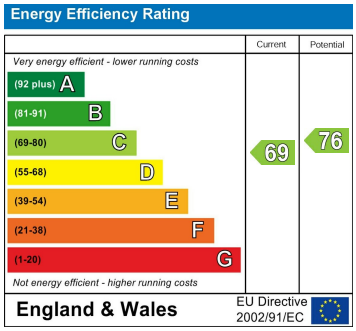




Floor Plan



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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