



26 Coach Road , Wallsend, NE28 6JA

** 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 FITTED KITCHEN *** PRIVATE YARD - LOW MAINTENANCE ***

*** THREE BEDROOMS *** BATHROOM WITH ROLL TOP BATH *** CONVENIENT LOCATION ***

*** LEASEHOLD 998 FROM 23.3.1899 *** COUNCIL TAX BAND A *** ENERGY RATING D ***

** CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS **

Offers Over £85,000



- Chain Free
- Good Size Kitchen
- Council Tax Band A

- First Floor Flat
- Private Yard
- Energy Rating D

- Three Bedrooms
- Period Features
- Leasehold 998 Years from 23.3.1899

Entrance Hall

Double glazed entrance door, staircase to the first floor landing.

elevation, double radiator, varnished wooden flooring.

First Floor Landing

Access to the loft, all bedrooms and the lounge, wooden flooring.

Bedroom Three

Double glazed window to the rear elevation, radiator, wooden flooring.

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

Lounge

12'5" x 11'10" (3.78 x 3.61)

Double glazed window, radiator, period fire surround with a gas fire inset, wooden flooring, providing access into the kitchen

Bathroom

Three piece suite comprising, WC, hand wash basin, free standing roll top bath with a shower attachment.

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

External

There is a private yard to the rear of the property

CONSTRUCTION:

Traditional - Non Standard Construction.

Kitchen

15'6" x 6'10" (4.72 x 2.08)

Fitted with a modern range of wall and floor units, sink unit, plumbed washing machine, integrated gas hob, electric oven with an extractor hood over, part tiled walls, space for a fridge freezer, door to the rear staircase, wood flooring. Double glazed window to the rear elevation.

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>

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

Leasehold

998 Years from 23.3.1899

Bedroom One

11'11" x 11'10" (3.63 x 3.61)

Double glazed window to the front elevation, feature fireplace and inset, double radiator, wooden flooring.

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.

Bedroom Two

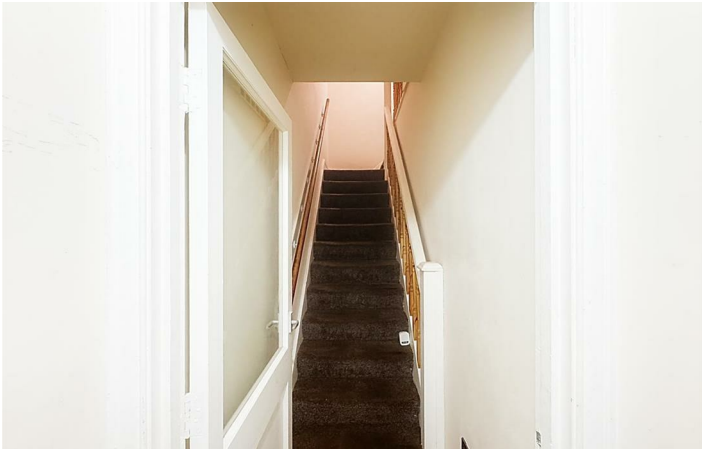
8'10" x 7'4" (2.69 x 2.24)

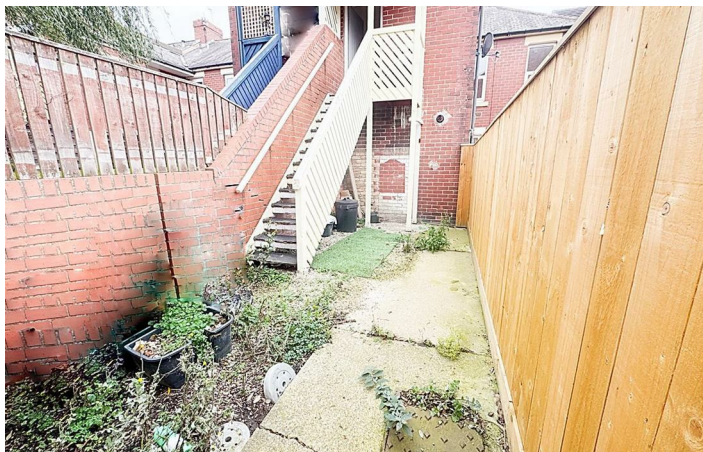
Double glazed window to the front

EE- Good outdoor and in-home

O2 - Good outdoor

Three - Good outdoor and in-home





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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	