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property retailers
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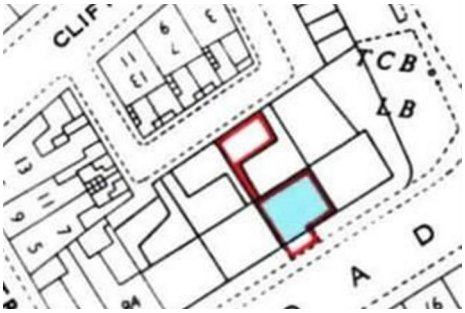


# 96 North Road

## , Wallsend, NE28 8RJ

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.

TWO DOUBLE BEDROOMS FIRST FLOOR FLAT • PRIVATE GARDEN WITH SUMERHOUSE • GREAT FIRST TIME BUY.

WALKING DISTANCE TO METRO STATION, TRANSPORT LINKS, LOCAL AMENITIES AND SHOOLS

WITHIN WALKING DISTANCE TO RICHARDSON DEES PARK • COUNCIL TAX BAND A

ENERGY RATING C • LEASEHOLD 125 Year Lease from 28/09/1992

## Offers Over £95,000

2 1 1 C

- Chain Free
- Close to Local Amenties, Transport Links and Schools
- Council Tax Band A
- Two Double Bedrooms
- Within Walking Distance to Richardson Dees Park
- Energy Rating C
- Private Garden with Sumerhouse
- Great First Buy
- Leasehold 125 Year from 28.9.1992

## Entrance Hall

11'7" x 5'8" max (3.55 x 1.74 max)
Composite door opening into entrance hall, stairs to first floor landing and access to rear lobby. Radiator.

## Rear Lobby

Storage cupboard and access to rear garden.

## Landing

Access to all rooms and loft.

## Lounge

14'11" x 12'11" (4.55 x 3.94)
Double glazed window, radiator, wood effect flooring, feature fireplace.

## Kitchen

8'6" x 8'3" (2.60 x 2.53)
Double glazed window, wood effect flooring, fitted with range of wall and floor units, boiler, space for cooker, sink unit and plumbed for washing machine.

## Shower Room

6'9" x 5'4" (2.08 x 1.65 )
Corner shower cubicle, WC, wash hand basin set in vanity unit, plastic cladding to walls, ladder style radiator and laminate flooring.

## Bedroom 1

13'3" x 11'5" (4.04 x 3.50 )
Double glazed window, radiator, storage cupboard and laminate flooring.

## Bedroom 2

13'11" x 8'7" (4.25 x 2.63 )
Double glazed window, laminate flooring and radiator.

## External

To the front there is a small low maintenance garden and to the rear there is a private garden with artifical turf and summerhouse.

## 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 and in-home
Three-Good outdoor and in-home
Vodafone - Good outdoor and in-home

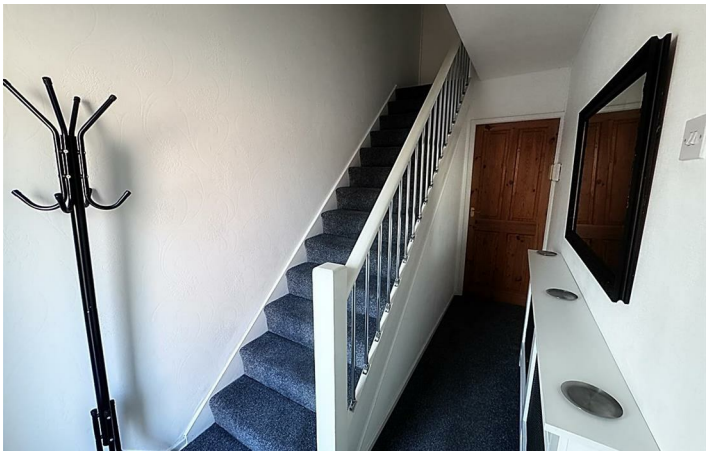
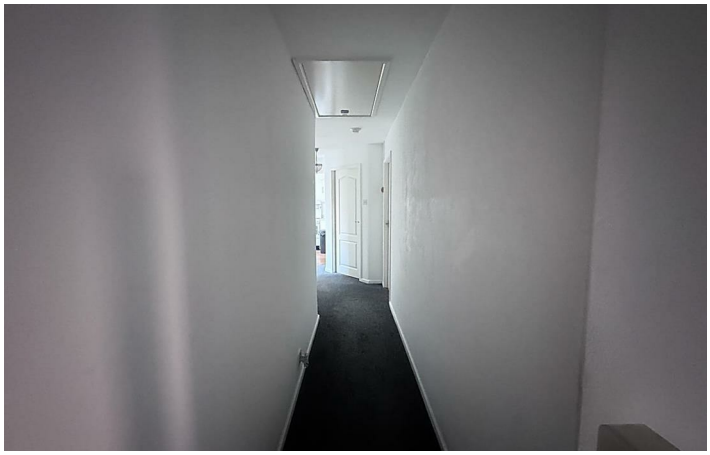
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

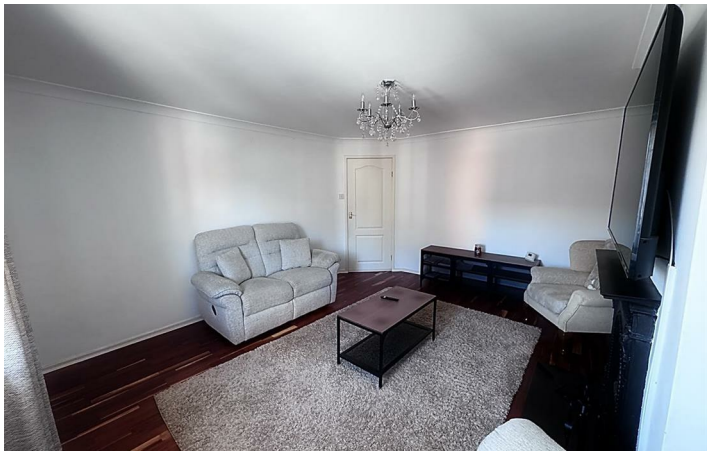
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

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

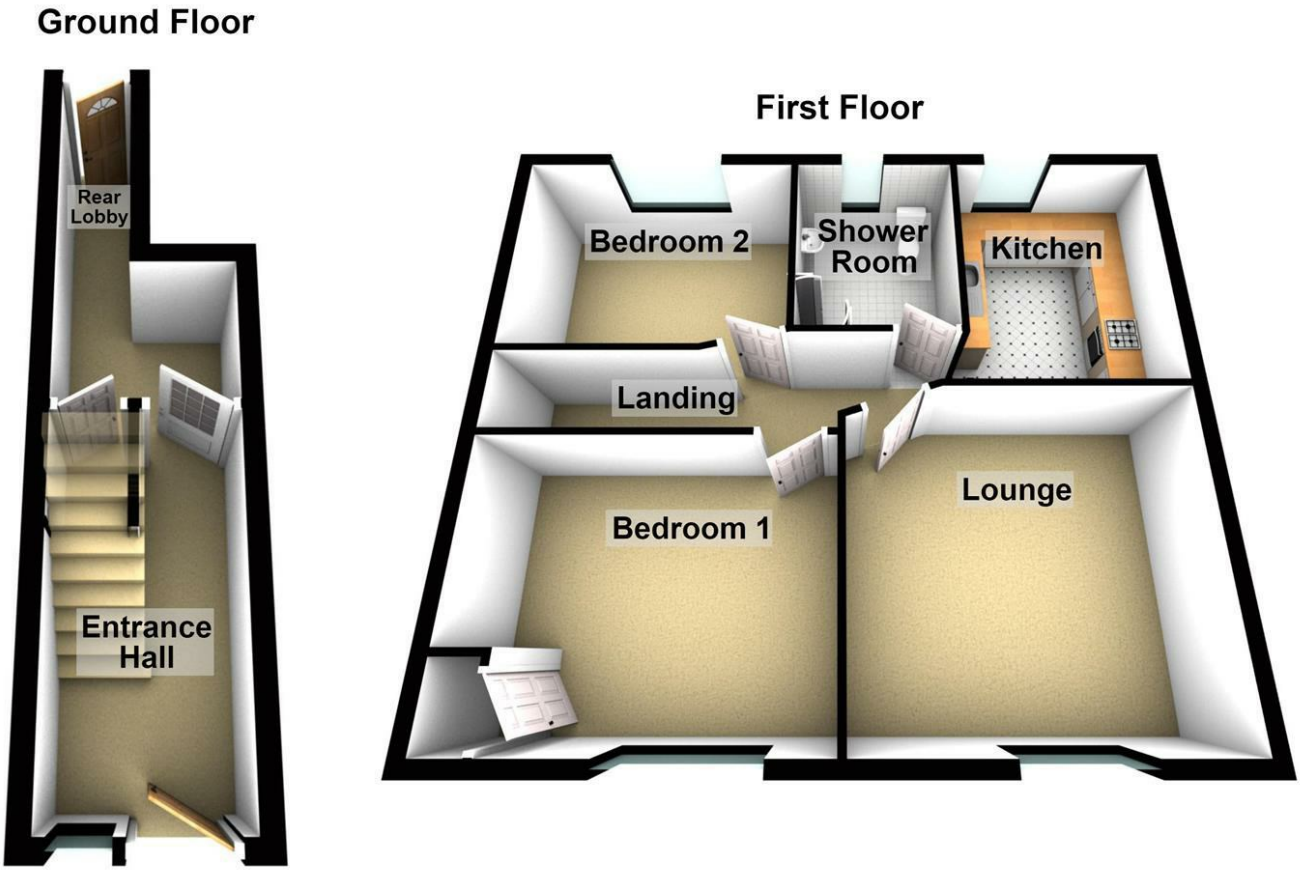
## Leasehold

LEASEHOLD 125 Year Lease from 28/09/1992 We have been advised that Ground Rent is £10 per annum, Insurance £218.83 oper annum and Management Fee £92.00 per annum. This information must be confirmed via your legal represenative.

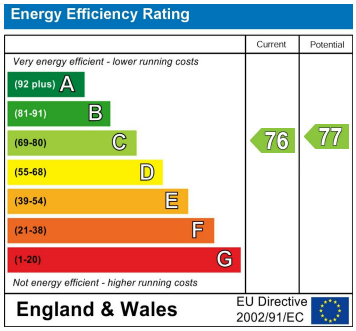





## Floor Plan




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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