



143 Holly Avenue , Wallsend, NE28 6PL

CHAIN FREE • SPACIOUS END TERRACE THREE BEDROOM FIRST FLOOR FLAT

GREAT FIRST BUY OR INVESTMENT • CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS •

METRO STATION WITIN WALKING DISTANCE • RENTAL INCOME APPROX £750 TO £800 PCM

COUNCIL TAX BAND A • ON STREET PARKING • 999 YEAR PEPPERCORN LEASE FROM 18.06.1990

ENERGY RATING C

Offers Over £85,000



- Chain Free
- End Terrace Three Bedroom First Floor Flat
- Great First Time Buy or Investment
- Rental Income Approximately £750 to £800 PCM
- Wallsend Metro Station within Walking Distance
- Close to Local Amenities
- Council Tax Band A
- Energy Rating C
- 999 Year Peppercorn Lease from 18.06.1990

Entrance

Compsite door opening to inner lobby and stairs to first floor landing.

First Floor Landing

Access to Lounge and Bedrooms.

Lounge

14'1" x 7'6" max (4.31 x 2.29 max)

Open plan Lounge/Kitchen. Double glazed window, radiator and laminate flooring.

Kitchen

10'7" x 6'3" (3.23 x 1.92)

Open plan from lounge. Fitted with range of modern floor and wall units with complimentary work surfaces, breakfast bar, sink unit, built in oven and induction hob with overhead extractor hood, plumbing for washing machine and laminate flooring. Access to bathroom and door with stairs leading to rear yard.

Bathroom

9'9" x 6'6" (2.98 x 1.99)

Comprising: WC, wash hand basin, bath with overhead shower, double glazed window and radiator.

Bedroom One

14'1" into bay x 12'5" max (4.30 into bay x 3.81 max)

Front Elevation. Double glazed bay

window, laminate flooring and radiator.

Bedroom Two

10'3" x 9'3" (3.14 x 2.84)

Rear Elevation. Double glazed window, laminate flooring and radiator.

Bedroom Three

7'4" x 7'4" (2.25 x 2.24)

Front Elevation. Double glazed window, laminate flooring and radiator.

External

To the front there is on street parking. To the rear there is a small enclosed yard.

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 and in-home
Vodafone - Good outdoor

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

FLOOD RISK:

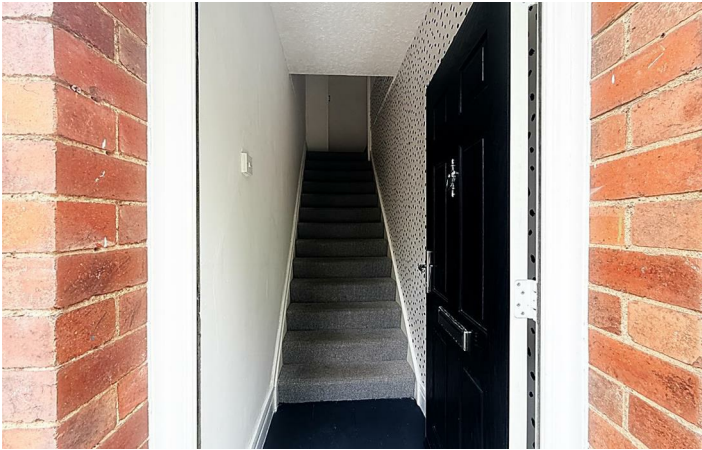
Yearly chance of flooding:
Rivers and the sea: Very low.

CONSTRUCTION:

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

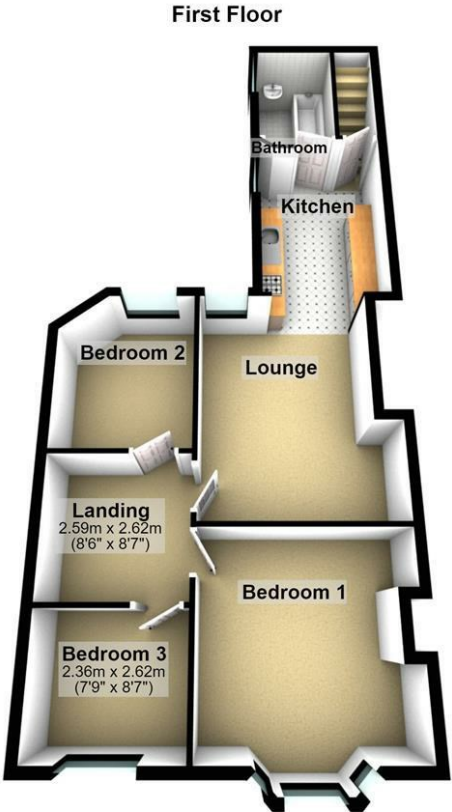
Leasehold

999 year Peppercorn Lease from 18 June 1990. 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.

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		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC