



82 Deneholm

Holy Cross, Wallsend, NE28 7HD

**** GUIDE PRICE £85,000 - £95,000 ****

** FIRST FLOOR FLAT ** TWO DOUBLE BEDROOMS ** NEWLY DECORATED ** IDEAL FIRST TIME BUY **

** SITUATED CLOSE TO WALLSEND DENE ** HADRIAN ROAD METRO STATION 0.5 MILE **

** EXCELLENT ROAD LINKS & BUS SERVICES TO WALLSEND TOWN CENTRE ** CHAIN FREE **

** COUNCIL TAX BAND A ** ENERGY RATING C **

Price Guide £85,000



- First Floor Flat
- Nearby Metro Station
- Council Tax Band A
- Two Double Bedrooms
- Ideal First Time Buy
- Tenure TBC
- Newly Decorated
- Chain Free
- Energy Rating C

Entrance

Entrance door, stairs to the first floor window, part tiled walls, radiator. accommodation.

wash hand basin, double glazed

Traditional

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

External

Landing

Radiator.

Tenure

The property is currently freehold, we understand that a lease may need to be created for a new buyer.

Lounge

14'3" x 11'5" (4.35 x 3.49)

Double glazed widow, cupboard to alcove, fireplace with electric fire, radiator

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>

Kitchen

11'7" x 6'5" (3.55 x 1.96)

Fitted with wall and base units with work surfaces over and sink unit, integrated oven and hob with extractor hood over, cupboard which is plumbed for washing machine, double glazed windows, radiator.

EE-Good outdoor and in-home

O2-Good outdoor-Three-UK

Good outdoor, variable in-home

Vodafone_Good outdoor, variable in-home

Bedroom 1

11'6" + bay x 11'6" into cupboard.

(3.52 + bay x 3.52 into cupboard.)

Double glazed bay window,

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

Bedroom 2

11'5" x 11'6" max x 7'11" min (3.50 x

3.53 max x 2.43 min)

Double glazed window, radiator.

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

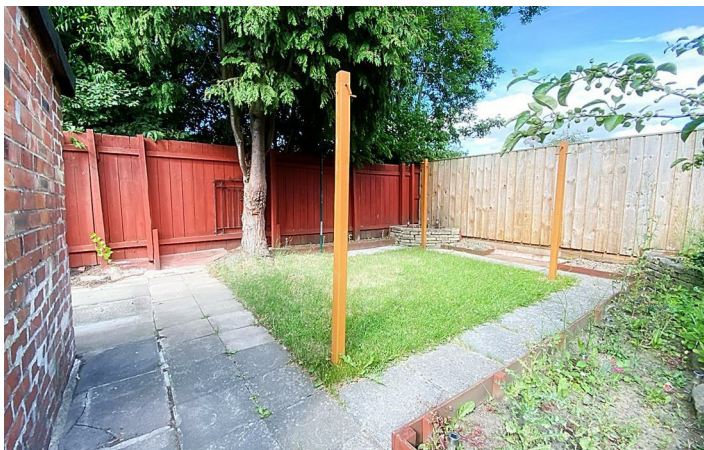
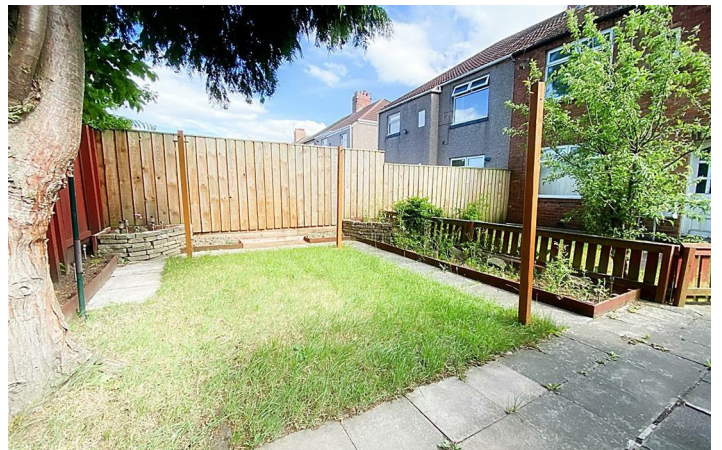
Rivers and the sea: Very low.

Bathroom

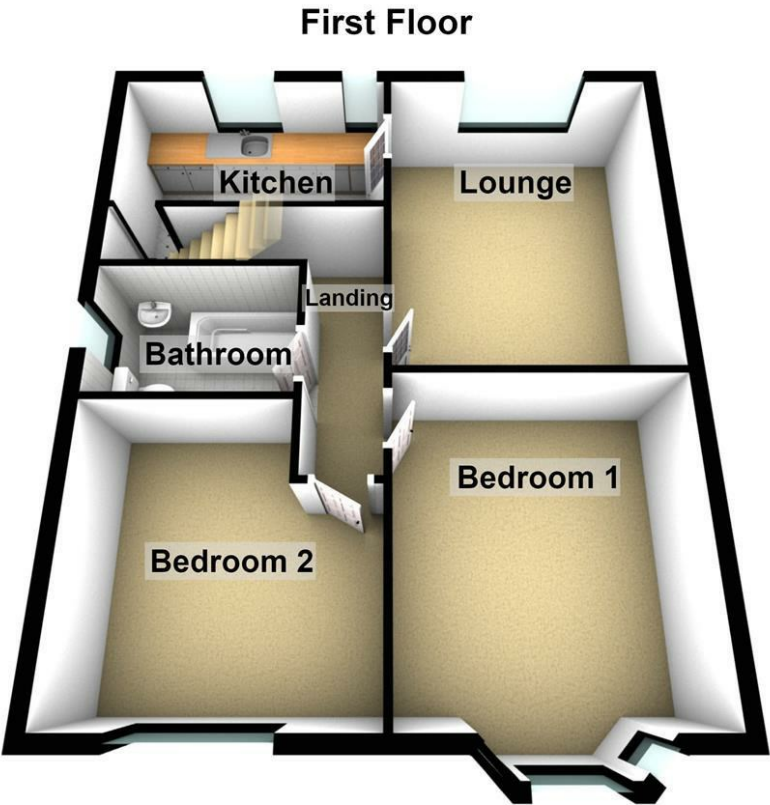
8'0" x 5'6" (2.44 x 1.70)

Bath with shower over, WC and

CONSTRUCTION:



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	69	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC