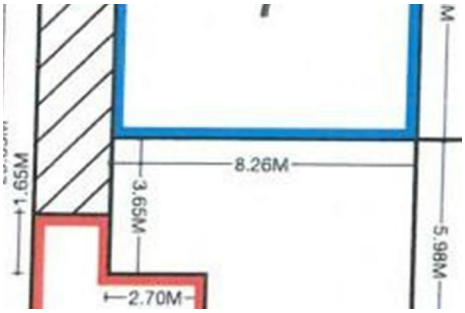
next2buy property retailers make the next step easy



7 Edwin Grove

Howdon, Wallsend, NE28 0LH

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.

** SOUGHT AFTER LOCATION ** CLOSE TO LOCAL AMENITIES AND MAJOR ROAD LINKS **

** TWO BEDROOM FIRST FLOOR FLAT ** METRO STATION SHORT WALK FROM PROPERTY **

** COUNCIL TAX BAND A ** ENERGY RATING C ** OPEN PLAN LOUNGE/KITCHEN ** CHAIN FREE**

** GARDEN - SEE ATTACHED PLANS ** 999 YEAR PEPPERCORN LEASE FROM 23.9.1994 **

Offers Over £90,000

2 1 1 C

- Sought After Location
- Close to Local Amenities and Major Rod Links
- 999 Year Peppercorn Lease from 23.9.1994
- Great First Time Buy
- Short Walk to Metro Station
- Council Tax Band A
- Two Bedroom First Floor Flat
- Garden
- Energy Rating C

Entrance

Double glazed door opening to small inner hallway and stairs to first floor

Stairs to First Floor Landing

Access to loft, lounge, bathroom and bedrooms....

Lounge

25'3" (into kitchen) x 12'7" (7.72 (into kitchen) x 3.86)
Open plan Lounge/Kitchen, double glazed window radiator and log burner.

Kitchen

25'3" (into lounge) x 6'10" (7.72 (into lounge) x 2.09)
opening rom lounge, double glazed window

Bathroom

8'11" x 5'0" (2.72 x 1.53)
Double glazed window, ladder style radiator, fully tiled, WC, wash hand basin and bath with overhead shower.

Bedroom 1

13'1" x 11'8" (4.00 x 3.58)
Double glazed window, radiator

Bedroom 2

13'1" x 7'4" (4.01 x 2.25)
Double glazed, radiator, cupboard over stairs.

External

To the rear there is a low maintenance garden. There are proposed plans in place to charge ownership of garden. See proposed plan.

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

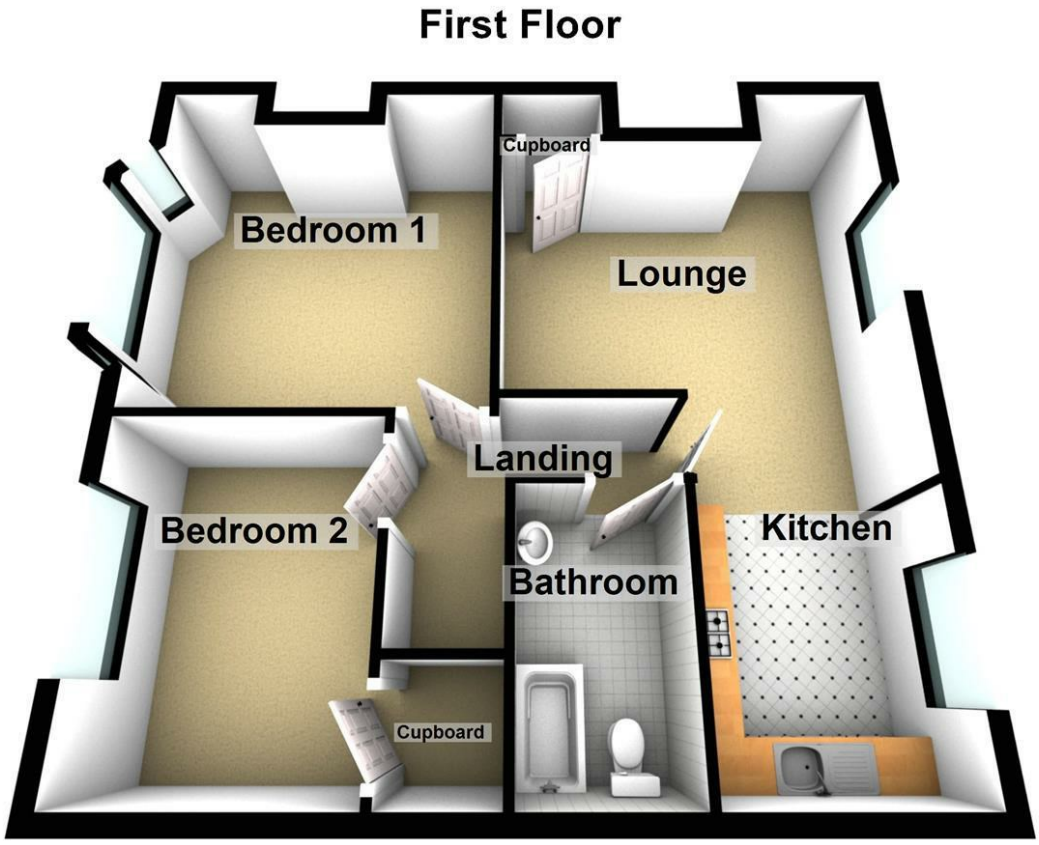
Broadband: Highest available
Speeds: Download: 1800 Mbps
Upload: 220 Mbps
Mobile Indoor: EE - Limited Three - Likely 02 - Limited Vodafone - Limited
Mobile Outdoor: EE - Likely Three - Likely 02 - Likley Vodafone - Likely

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

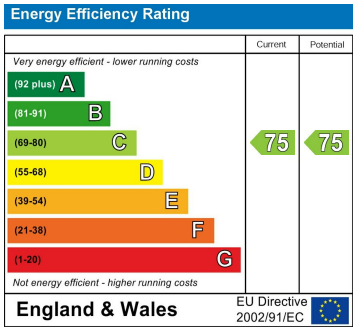
FLOOD RISK:
Yearly chance of flooding:
Rivers and the sea: Low.
Surface water: Very low.

CONSTRUCTION:
Traditional
This information must be confirmed via our surveyor.

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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