



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 TBC **

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 TBC

Entrance

Entrance door, stairs to the first floor accommodation. wash hand basin, double glazed window, part tiled walls, radiator.

Surface water: Very low.
Rivers and the sea: Very low.

Landing

Radiator.

External

Externally there is a garden to the rear which is laid to lawn and has a paved patio, there is also an outbuilding for storage.

CONSTRUCTION:

Traditional

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

Lounge

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

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

Tenure

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

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.

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>

Bedroom 1

11'6" + bay x 11'6" into cupboard. (3.52 + bay x 3.52 into cupboard.) Double glazed bay window,

EE-Good outdoor and in-home
O2-Good outdoor-Three-UK
Good outdoor, variable in-home
Vodafone_Good outdoor, variable in-home

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.

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

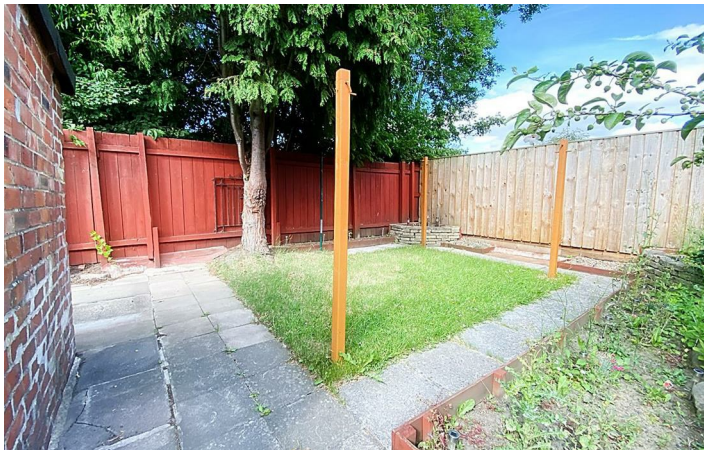
Bathroom

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

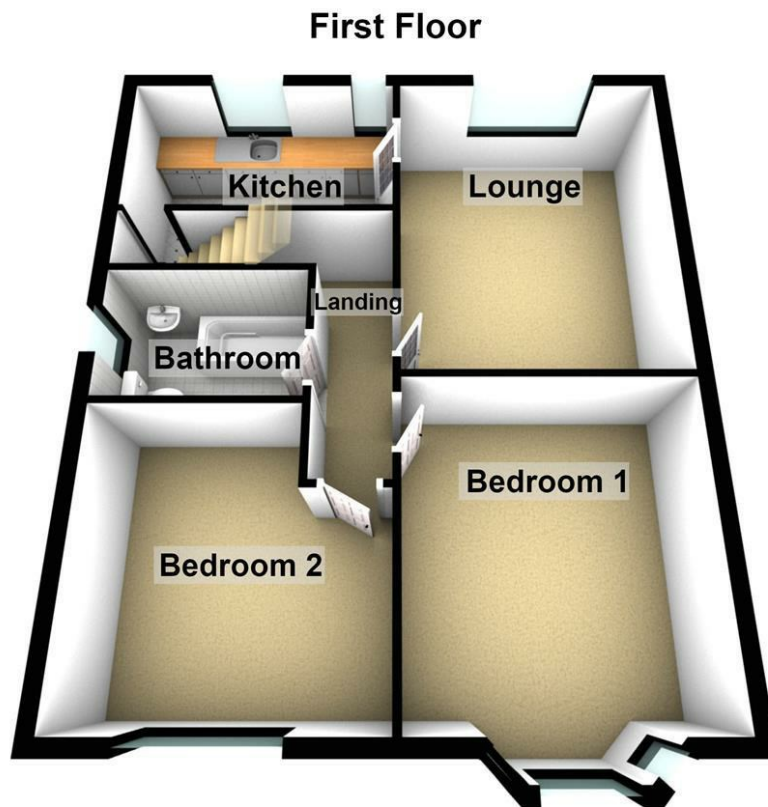
Bath with shower over, WC and

FLOOD RISK:

Yearly chance of flooding:



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