



## 43 Percy Street , Wallsend, NE28 7SF

\*\* THREE BEDROOM FIRST FLOOR FLAT \*\* NEWLY DECORATED & READY TO MOVE INTO \*\*

\*\* GREAT FIRST TIME BUY \*\* CLOSE TO AMENITIES, TRANSPORT LINKS AND SCHOOLS \*\*

\*\* WITHIN WALKING DISTANCE TO RICHARDSON DEES PARK, "THE GREEN" AND METRO STATION \*\*

\*\* LONG LEASEHOLD 999 YEARS FROM 2005 \*\* COUNCIL TAX BAND A \*\* ENERGY RATING D \*\*

Offers Over £95,000



- Three Bedrooms
- Great First Time Buy
- 999 Year Lease from 2005
- Ready To Move Into
- Recently Redecorated
- Council Tax Band A
- Close To Local Amenities, Transport Links and Schools
- With Walking Distance to Richardson Dees Park and "The Green"
- Energy Rating D prediction and your experience.

**Entrance**

Entrance door, stairs to the first floor accommodation. 13'3" x 12'11" (4.05 x 3.95)

**Landing**

Access to the loft, lounge and bedrooms,

**Lounge**

15'0" x 12'9" (4.58 x 3.91)  
Double glazed window, radiator, laminate flooring. Feature Fireplace.

**Additional image**

Feature Fireplace

**Kitchen**

9'4" x 7'1" (2.87 x 2.17)  
Fitted with a range of wall and base units with work surfaces over, sink unit. integrated oven and hob with extractor hood over. Double glazed window, radiator.

**Rear Lobby**

Stairs leading to the rear yard.

**Bathroom**

9'1" x 5'9" (2.78 x 1.77)  
Comprising; bath with shower attachment, WC and wall mounted wash hand basin. Double glazed window, tiling to walls and floor, radiator and cupboard housing the boiler.

**Bedroom 1**

Double glazed window, radiator and laminate flooring.

**Bedroom 2**

10'10" x 7'6" (3.32 x 2.31)  
Double glazed window, radiator.

**Bedroom 3**

9'3" x 7'6" (2.84 x 2.30)  
Double glazed window, radiator.

**External**

Externally there is a shared yard to the rear.

**Lease**

The property has a 999 year lease dated from 2005 with no ground rent.

**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

EE- Good outdoor and in-home  
O2- Good outdoor  
Three-Good outdoor, variable in-home  
Vodafone - Good outdoor

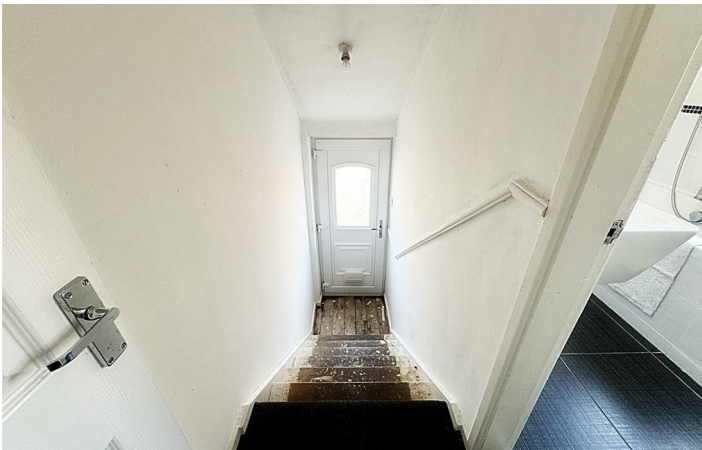
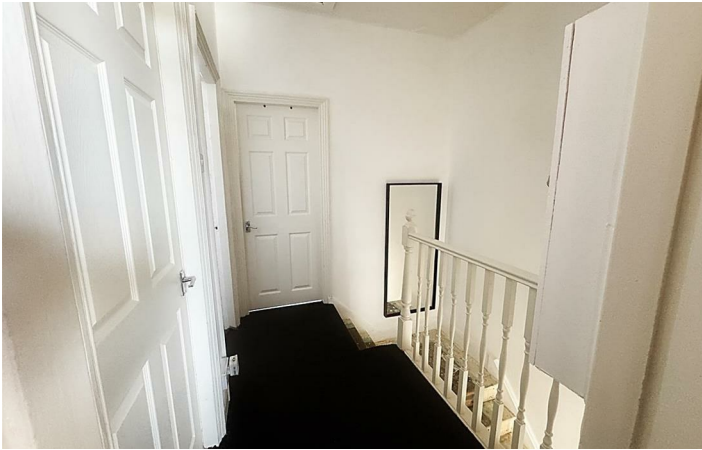
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

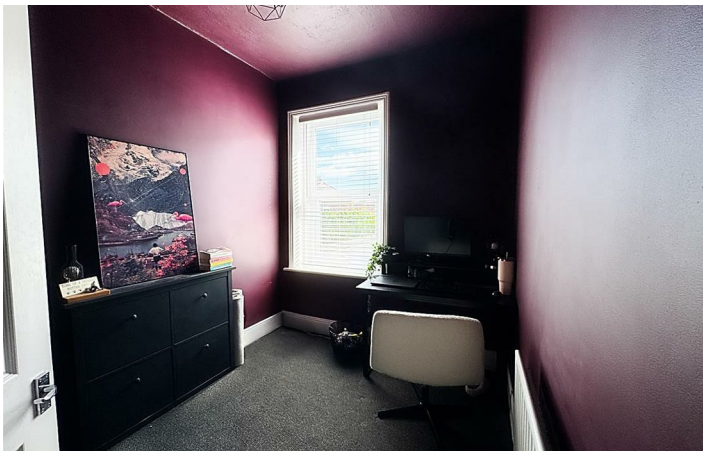
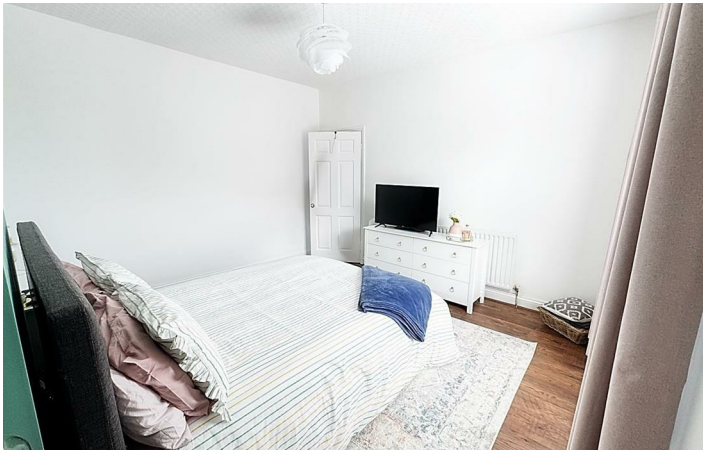
**FLOOD RISK:**

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

**CONSTRUCTION:**

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





# 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	