

# BRUNTON

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## RESIDENTIAL



**PERCY STREET, WALLSEND, NE28**

**Offers Over £85,000**

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### THREE BEDROOMS - UPPER FLAT - IDEAL FIRST TIME BUY

Situated on the ever-popular Percy Street in Wallsend, this well-proportioned three-bedroom upper flat offers generous living accommodation, making it an excellent opportunity for first-time buyers, investors or those looking to downsize without compromising on space.

Accessed via a private entrance, the property features a welcoming landing leading to a bright and spacious lounge, providing a comfortable setting for both relaxing and entertaining. The fitted kitchen offers ample storage and workspace, while the three well-proportioned bedrooms provide flexibility for family living, guests or those working from home. A family bathroom completes the internal accommodation.

Conveniently located, the property is within easy reach of Wallsend Town Centre, offering a wide range of shops, cafés and everyday amenities. Excellent transport links, including Wallsend Metro Station and nearby road connections, provide straightforward access to Newcastle City Centre and the wider region. The area is also well served by local schools, parks and leisure facilities.

Offering spacious accommodation in a highly convenient location, this property presents a fantastic opportunity for a variety of buyers. Early viewing is highly recommended.

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TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : A

EPC RATING : D



| 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 |         |                         |
|                                             | 66      | 79                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
|                                                                 |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |