

15 Ford Terrace , Wallsend, NE28 6QF

** TWO BEDROOM FIRST FLOOR FLAT ** OPEN APSECT TO FRONT ** PRIVATE YARD TO REAR **

** 0.2 MILE TO METRO STATION ** IDEAL FIRST TIME BUY ** SPACIOUS BATHROOM **

** WELL PRSENTED & READY TO MOVE INTO ** ROAD LINKS TO THE A19 & TYNE TUNNEL **

** 999 YEAR LEASE FROM 1989 ** COUNCIL TAX BAND A ** ENERGY RATING C **

Offers Over £80,000



- Two Bedroom First Floor Flat
- Bathroom With Four Piece Suits
- Council Tax Band A
- Ideal First Time Buy
- Private Yard To Rear
- 999 Year Lease From 1989
- Nearby Metro Station
- Open Aspect To Front
- Energy Rating C

Entrance

Double glazed entrance door, stairs to the first floor landing.

Landing

Access to the loft which is part boarded and has pull down ladders.

Lounge

14'11" x 13'7" (4.57 x 4.15)

Double glazed window, feature fireplace, laminate flooring, radiator.

Kitchen

10'6" x 8'7" (3.22 x 2.62)

Fitted with wall and base units with work surfaces over and sink unit, integrated oven and hob with extractor hood over, tiling to floor, double glazed window and external door leading to the rear yard.

Bedroom 1

15'3" x 12'9" (4.65 x 3.89)

Double glazed window, coving to ceiling, radiator.

Bedroom 2

11'8" x 8'0" (3.56 x 2.44)

Double glazed window, radiator.

Bathroom

External

Externally there is a private yard to the rear.

Lease Information

The property has a 999 year lease dated from 25.03.1989 with a peppercorn 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>

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

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

FLOOD RISK:

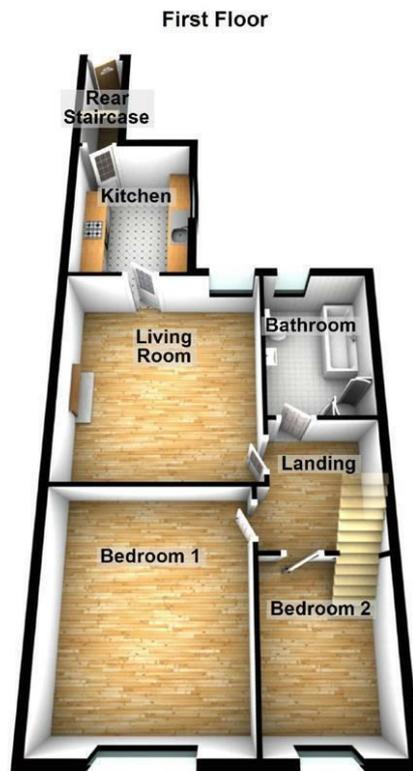
Yearly chance of flooding:
 Surface water: Very low.
 Rivers and the sea: Very low.

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) A			
(81-91) B			
(69-80) C		73	78
(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	