

136 Woodbine Avenue , Wallsend, NE28 8HE

- ** SPACIOUS FOUR BEDROOM MAISONETTE ** TWO BATHROOMS ** LOUNGE/DINING ROOM **
- ** PRIVATE YARD TO REAR ** MODERN KITCHEN WITH INTEGRATED APPLIANCES **
- ** WALLSEND METRO STATION LESS THAN 0.5 MILE ** CLOSE TO RICHARDSON DEES PARK **
- ** WALKING DISTANCE TO TOWN CENTRE ** FANTASTIC FIRST TIME BUY ** COUNCIL TAX BAND A **
- ** 999 YEAR LEASE FROM 1986 - NO GROUND RENT ** ENERGY RATING D **

Price £130,000



- Four Bedroom Mid Terrace Maisonette
- Two Bathrooms
- 999 Year Lease From 1986

Entrance Hallway

Entrance door, tiling to floor, stairs leading to the first floor.

Landing

Stairs leading to second floor, radiator.

Lounge/Dining Room

16'1" x 12'6" + 8'6" x 8'3" (4.91 x 3.83 + 2.60 x 2.52)

Double glazed windows, coving and rose to ceiling, storage cupboard, radiator.

Kitchen

10'2" x 8'2" (3.10 x 2.51)

Fitted with a range of wall and base units with contrasting work surfaces over and sink unit, integrated oven and hob with extractor hood over, integrated fridge/freezer and washing machine. Double glazed window, door leading to the rear stairs.

Bathroom

6'4" x 5'0" (1.95 x 1.54)

Bath with shower head attachment, WC, part tiled walls and double glazed window.

- Lounge/Dining Room
- Private Yard To Rear
- Council Tax Band A

Bedroom 1

12'7" x 12'5" + bay (3.85 x 3.81 + bay)

Double glazed bay window, coving and rose to ceiling, radiator.

Bedroom 4

8'10" x 8'1" (2.71 x 2.47)

Double glazed window, radiator.

Second Floor Landing

Access to shower room and two further bedrooms.

Bedroom 2

13'3" x 9'2" (4.06 x 2.81)

Double glazed window, radiator.

Bedroom 3

13'3" x 9'2" (4.06 x 2.81)

Double glazed window, radiator.

Shower Room

6'0" x 4'1" (1.83 x 1.25)

Shower cubicle, wash hand basin and WC, skylight window, radiator.

External

Externally there is a private yard to the rear.

Lease Information

The property has a 999 year lease dated from 01/05/1986 with no ground rent payable.

Material Information

- Modern Kitchen With Integrated Appliances
- Walking Distance To Amenities
- Energy Rating D

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 and in-home
 O2-Good outdoor and in-home
 Three-UK-Good outdoor and in-home
 Vodafone-Good outdoor and in-home

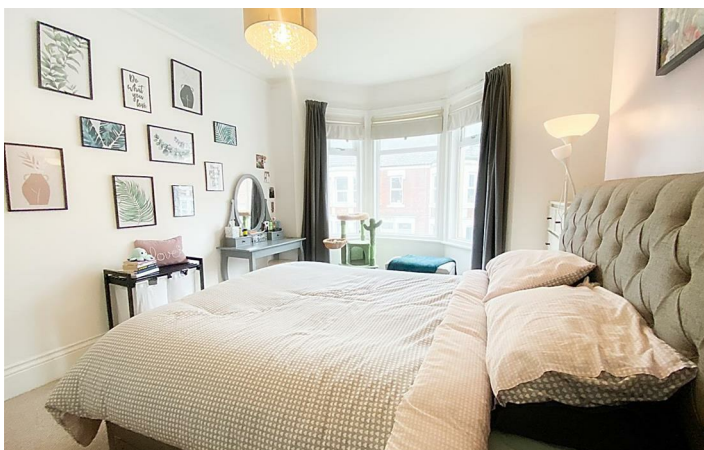
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

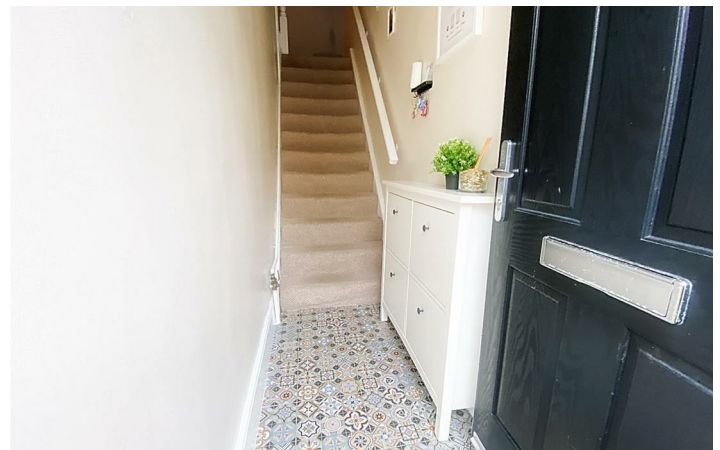
FLOOD RISK:

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	