



54 Northumberland Street , Wallsend, NE28 7QB

End Terrace * Light and spacious * Fully furnished * Two bedroom * Modern fitted kitchen and bathroom * Lounge/diner * Double Glazed * Gas Central Heating * Available October 2011. To arrange a viewing call next2buy on 0191 2953322 or e-mail info@next2buy.com.

Offers Over £90,000



• Great First Buy

• Ready to Move Into

• Council Tax Band A

• Two Bedrooms

• Small Private Yard

• Energy Rating TBC

• Within Walking Distance to Richardson Dees Park

• Close To Local Amenities, Schols and Transport Links including Metro Station

• Leasehold 999 years from 30 March 2006

Entrance

UPVC door, stairs to first floor leading to...

Landing

Radiator and loft access from landing.

Lounge/Diner

18'8" x 14'5" (5.69 x 4.39)

Two UPVC double glazed windows, one to the side and one to the rear, radiator and storage cupboard. The living area floor is carpeted and the dining area laminate.

Kitchen

7'6" x 9'11" (2.29 x 3.02)

UPVC double glazed window to the side of the building, radiator, fitted with base and wall units, sink, newly fitted induction hob and oven with extractor hood eoverhead. Walls are part-tiled and vinyl flooring. Stars leading down to rear yard.

Bathroom

7'6" 19'8" x 6'8" (2.29 6 x 2.03)

UPVC double glazed window to the side of the property, radiator, white three piece bathroom suite with over bath shower, part tiled walls and vinyl flooring.

Bedroom 1

13'11" x 7'8" (4.24 x 2.34)

Three UPVC double glazed

windows, two to the front and one to We recommend potential

the side of the building, radiator, fire purchasers contact the relevant

surround, coving with carpeted floor. suppliers before proceeding to

Bedroom 2

9'3" x 7'8" (2.82 x 2.34)

UPVC double glazed window, radiator and carpeted floor.

External

To the rear there is a small private yard

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 prediction and your experience.

EE- Good outdoor and in-home

O2- Good outdoor

Three- Good outdoor and in-home

Vodafone - Good outdoor, variable 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.

Leasehold

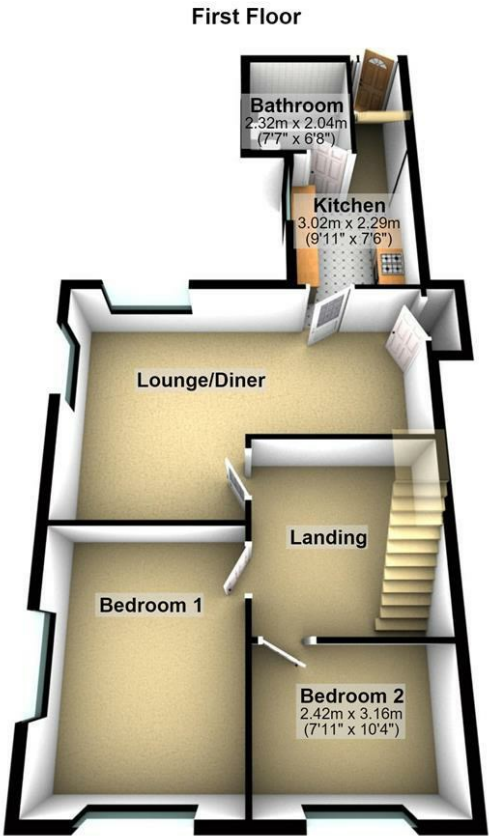
999 year Lease from 30 March 2006







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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		
England & Wales		EU Directive 2002/91/EC

