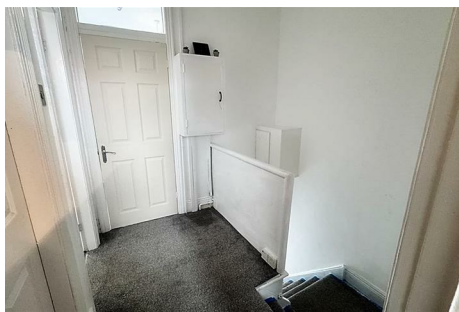




7 Cumberland Street , Wallsend, NE28 7SB

IDEAL FIRST TIME PURCHASE • TWO BEDROOM FIRST FLOOR FLAT WITH GARAGE

CHAIN FREE • WITHIN WALKING DISTANCE TO RICHARDSON DEES PARK AND CLOSE TO "THE GREEN"

CLOSE TO LOCAL AMENITIES, GOOD TRANSPORT LINKS AND SCHOOLS • COUNCIL TAX BAND A

CURRENTLY FREEHOLD BUT A NEW 999 YEAR TYNESIDE LEASE IS TO BE CREATED • ENERGY RATING C

Offers Over £85,000



- Chain Free
- Close to Local Amenities, Transport Links and Schools
- Energy Rating C

Entrance

Double glazed entrance door and stairs leading to first floor landing.

Landing

Access to Loft, Bathroom, Bedrooms and Lounge

Lounge

14'2" x 13'5" max (4.32 x 4.11 max)
Double glazed window, radiator, laminate flooring and access to kitchen.

Kitchen

10'2" x 7'4" (3.10 x 2.26)
Double glazed window, radiator, fitted with range of wall and base units with countertops, sink, plumbed for washing machine and built in hob and oven and laminate flooring. Stairs leading to rear with UPVC door.

Bathroom

7'10" x 7'8" (2.40 x 2.35)
Double glazed window, fully tiled walls and floor, radiator, bath with overhead shower, WC and wash hand basin.

Bedroom 1

14'8" x 13'5" (4.48 x 4.09)
Coving to ceiling, radiator. Front elevation.

- Two Good Size Bedrooms
- Large Bathroom
- Currently Freehold but New 999 Lease to be Created

Bedroom 2

10'5" x 7'9" (3.19 x 2.38)
Coving to ceiling, radiator. Front Elevation

External

To the rear there is private storage with electric garage door.

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, variable in-home

Vodafone - Good outdoor

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

- Great First Time Buy
- Council Tax Band A

- Private Storage

FLOOD RISK:

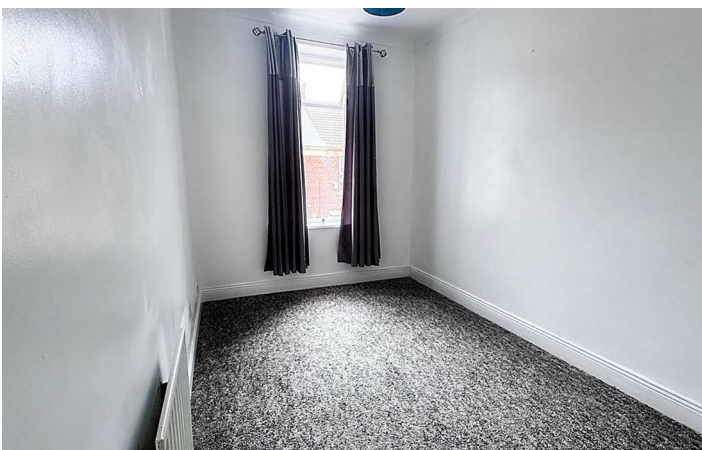
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:

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

Important Information

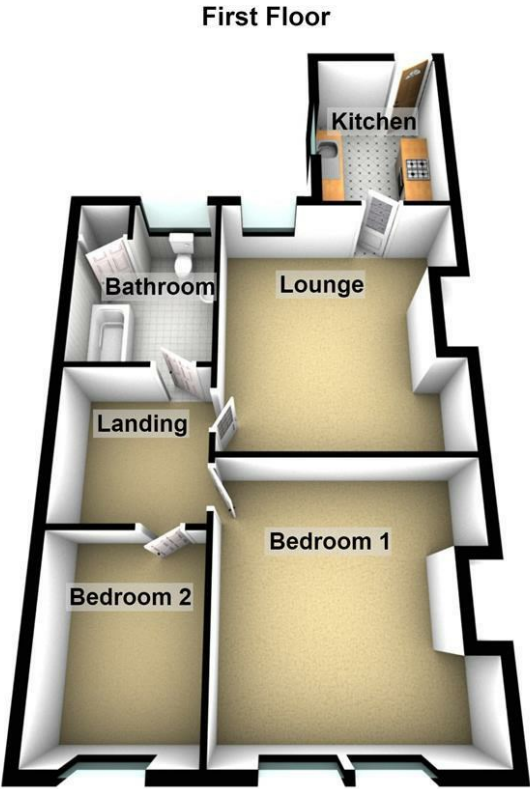
The property is currently freehold, a standard 999 year Tyneside Lease will be created with no ground rent.







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	71	76
(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