

23 Dene Crescent , Wallsend, NE28 7SN

** TWO BEDROOM FIRST FLOOR FLAT ** IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT **

** RENTAL POTENTIAL £750 PCM ** CLOSE TO WALLSEND TOWN CENTRE & BUS SERVICES **

** METRO STATION 0.5 MILE ** GARDEN TO FRONT AND SHARED AREA TO SIDE ** CHAIN FREE **

** 999 YEAR LEASE FROM 1991 ** COUNCIL TAX BAND A ** ENERGY RATING C **

Price £80,000



- Two Bedroom First Floor Flat
- Nearby Bus Services
- 999 Year Lease From 1991
- Ideal First Time Buy
- Good Size Garden To Front
- Council Tax Band A
- Close To Wallsend Town Centre
- Chain Free
- Energy Rating C

Entrance

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

Landing

Double glazed window, radiator.

Lounge

11'9" + bay x 11'1" (3.59 + bay x 3.39)

Double glazed bay window, fireplace with electric fire, radiator.

Kitchen

9'8" mx x 6'9" (2.97 mx x 2.07)

Wall and units with work surfaces over and sink unit, double glazed window, radiator and door leading to the rear stairs.

Bedroom 1

12'1" x 12'0" (3.70 x 3.66)

Double glazed window, cupboard to alcove, radiator.

Bedroom 2

10'9" max x 8'5" x 9'1" (3.28 max x 2.59 x 2.77)

Double glazed window, fitted wardrobes, cupboard housing the boiler, radiator.

Bathroom

8'7" x 4'3" (2.64 x 1.31)

Bath with shower over, WC and

wash hand basin, double glazed window, part tiled walls, radiator.

External

Externally there is a garden to the front which is mostly laid to lawn, there is also a shared paved area to the rear.

Lease Information

The property has a 999 year lease dated from 13/11/1991 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 and in-home

O2-Good outdoor

Three-UK-Good outdoor and in-home

Vodafone_Good outdoor

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.

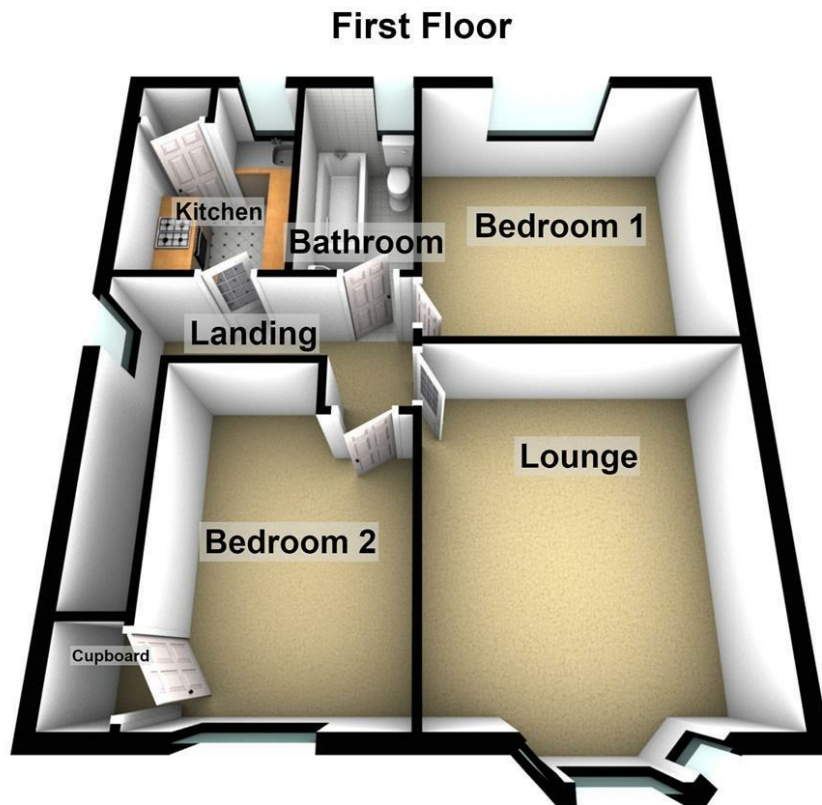
Important Information

The seller of this property is a relative of a next2buy employee.





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		75	75
(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	