

## 39 Barnstaple Road , North Shields, NE29 8QF

\*\* FIRST FLOOR FLAT \*\* TWO DOUBLE BEDROOMS \*\* CHAIN FREE \*\* POPULAR LOCATION \*\*

\*\* LOW MAINTENANCE REAR GARDEN \*\* ON STREET PARKING \*\* COUNCIL TAX BAND A \*\*

\*\* WITHIN WALKING DISTANCE TO RAKE LANE HOSPITAL \*\* ENERGY RATING C \*\*

\*\* CLOSE TO LOCAL AMENITIES, SCHOOLS, COAST AND GOOD TRANSPORT LINKS \*\*

**Offers Over £100,000**



- Two Bedroom First Floor Flat
- Popular Location
- Energy Rating C

#### Entrance

Double glazed entrance door, storage cupboard, tiling to floor, double glazed window, stairs to the first floor landing.

#### Landing

14'11" x 10'7" (4.57 x 3.25)  
Storage cupboard, leading to..

#### Lounge

14'11" x 10'7" (4.57 x 3.25)  
Double glazed window, radiator.

#### Kitchen

10'8" x 8'6" (3.26 x 2.61)  
Fitted with wall and base units with work surfaces over, integrated oven and hob with extractor hood over and sink unit. Double glazed window, tiling to floor, part tiled walls.

#### Bedroom 1

11'11" x 10'9" (3.65 x 3.28)  
Double glazed window, radiator.

#### Bedroom 2

11'11" x 8'7" min (3.65 x 2.62 min)  
Double glazed window, radiator.

#### Bathroom

7'4" x 5'6" (2.24 x 1.68)  
Comprising; bath with overhead shower, WC and wash hand basin.  
Double glazed window, part tiled

- Great First Buy
- Within Walking Distance to Rake Lane Hospital
- Leashold 125 Years from 21.02.2005 walls, tiling to floor and ladder style radiator.

#### External

Externally there is a private garden to the rear which has artificial turf and decking.

#### Para - 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

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

- Low Maintenance Garden To Rear
- Close To Amenities, schools and Transport Links
- Council Tax Band A

#### FLOOD RISK:

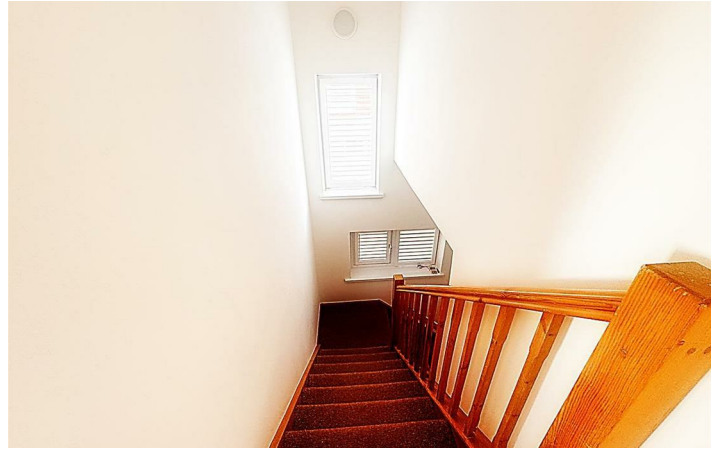
Yearly chance of flooding:  
Surface water: Very low.  
Rivers and the sea: Very low.

#### CONSTRUCTION:

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

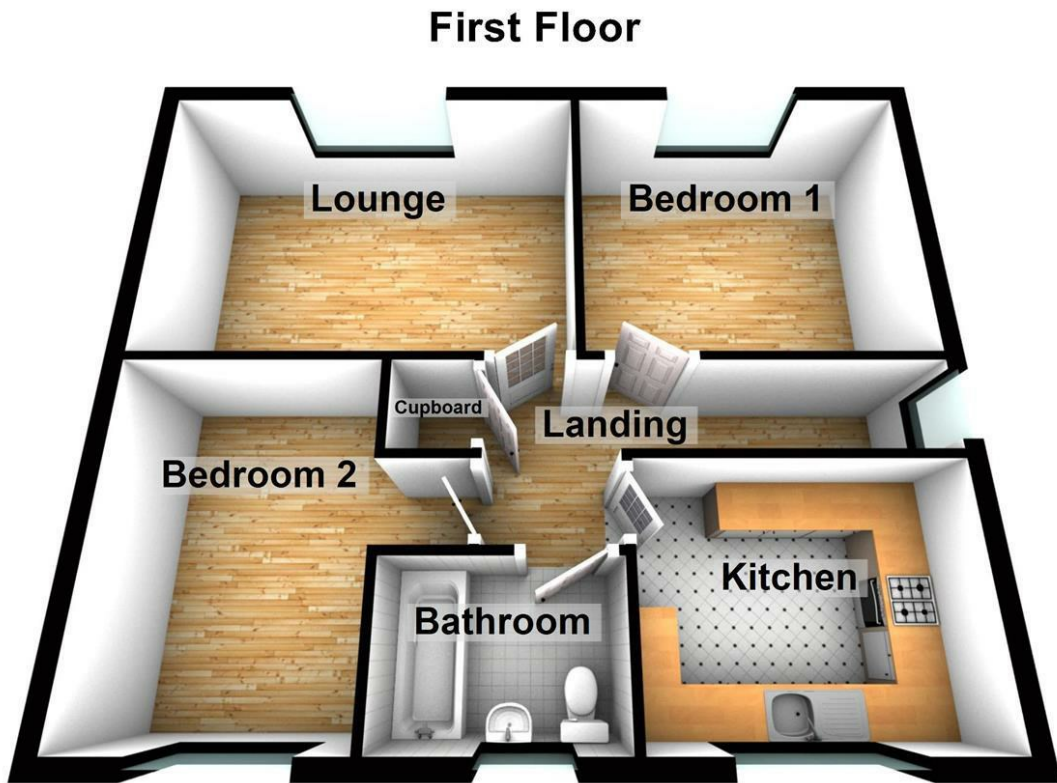
#### Leasehold

125 years from 21 February 2005 - we have been advised by the seller there is a Service Charge of £355 per annum, which includes external repairs and building insurance. This information must be confirmed by your conveyancer.





# 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	