

## 42 Northumberland Street , Wallsend, NE28 7QB

\*\* SOLD AS SEEN \*\* TWO BEDROOM GROUND FLOOR FLAT \*\* SHARED YARD \*\* NO CHAIN \*\*

\*\* WITHIN WALKING DISTANCE TO METRO STATION \*\* \*\* ENERGY RATING D \*\*

\*\* CLOSE TO RICHARDSON DEES PARK AND "THE GREEN" \*\* COUNCIL TAX BAND A \*\*

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

\*\* LEASEHOLD - PEPPERCORN LEASE 999 years from 03 SEPTEMBER 1984 \*\*

Offers Over £65,000



- Sold As Seen
- Ground Floor Flat with Shared Yard
- 999 Year Peppercorn Lease from 1 February 1991
- Chain Free
- Close to Local Amenities, Schools and Transport Links
- Council Tax Band A
- Two Double Bedrooms
- Close to Richardson Dees Park and "The Green"
- Energy Rating D

**Entrance**

Double glazed door opening into hallway

**Hallway**

Radiator, access to bedroom 1 and Lounge

**Lounge**

14'6" x 10'5" (4.42 x 3.20)  
Double glazed window, radiator and two storage cupboards.

**Kitchen**

9'10" x 7'4" (3.02 x 2.24)  
Double glazed window and door giving access to rear yard

**Bathroom**

8'0" x 6'9" (2.44 x 2.08)  
Comprising: bath with overhead shower, WC, wash hand basin part tiled walls, double glazed window and radiator

**Bedroom 1**

14'6" x 13'5" (4.42 x 4.09)  
Double glazed window, radiator

**Bedroom 2**

14'4" x 7'10" (4.39 x 2.39)  
Double glazed window, radiator.

**External**

To the front of the property there is on street parking and to the rear there is a shared yard.

**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, 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.

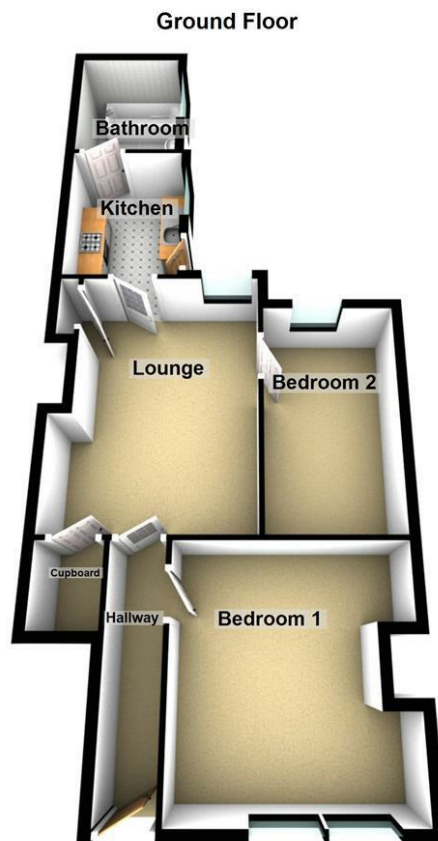
**Leasehold**

999 Year Peppercorn Lease from 1 February 1991 - no ground rent payable. This information must be confirmed via 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>			
(55-68) <b>D</b>		68	77
(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	