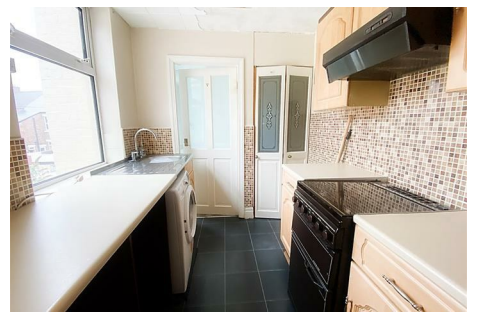




125 North Road , Wallsend, NE28 8RH

- GUIDE PRICE £65,000 - £75,000 •
- TWO BEDROOM FIRST FLOOR FLAT • CHAIN FREE • WALKING DISTANCE TO TOWN CENTRE •
- LOUNGE/ DINING ROOM • MODERN BATHROOM • CLOSE TO RICHARDSON DEES PARK •
- PRIVATE SOUTH FACING YARD TO REAR • SOME UPDATING REQUIRED • COUNCIL TAX BAND A •
- ENERGY RATING TBC •

Price Guide £65,000



- Guide Price £65,000 - £75,000
- Two Bedroom First Floor Flat
- Modern Refitted Bathroom
- Lounge/Dining Room
- Private Yard To Rear
- Chain Free
- Freehold - A Lease Will Need To Be Created
- Council Tax Band A
- Energy Rating TBC

Entrance

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

Landing

Electric heater.

Lounge Area

12'11" x 12'11" (3.95 x 3.94)

Double glazed window, fireplace, electric heater.

Dining Area

9'1" x 7'4" (2.78 x 2.25)

Double glazed window, gas heater.

Kitchen

7'9" x 6'9" (2.37 x 2.08)

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

Bathroom

7'5" x 5'11" (2.28 x 1.81)

Bath with shower head attachment, WC and wash hand basin with built-under storage, panelling to walls, double glazed window, ladder style radiator.

Bedroom 1

13'6" x 12'7" + bay (4.12 x 3.86 + bay)

Double glazed bay window, electric heater, built-in wardrobes.

Bedroom 2

9'1" x 7'10" (2.78 x 2.39)

Double glazed window, built-in wardrobe.

External

Externally there is a private south facing yard to the rear.

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 and in-home

Three-UK-Good outdoor, variable in-home

Vodafone-Good outdoor and 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.

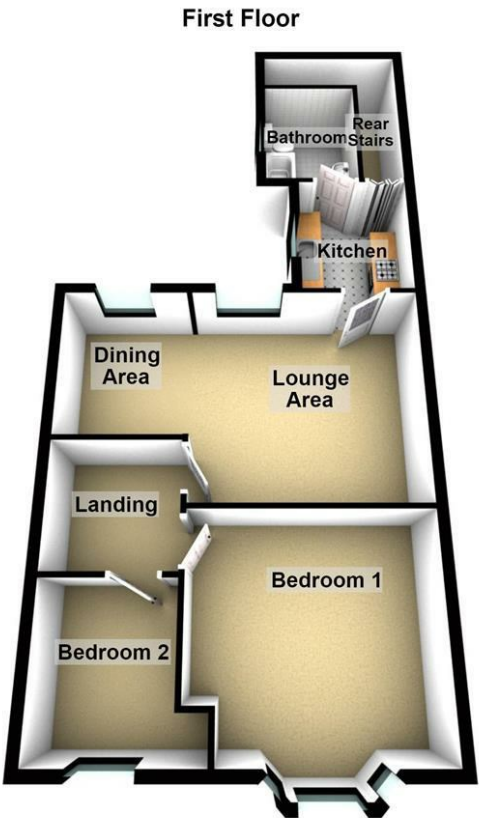
Important Information

This property is currently freehold a lease will need to be created for a new buyer,





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