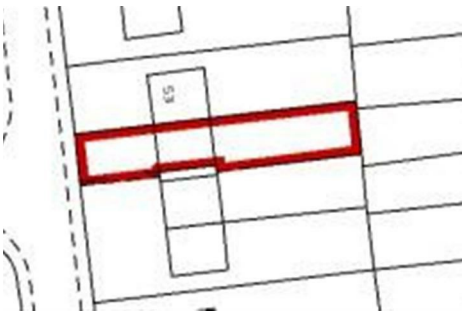
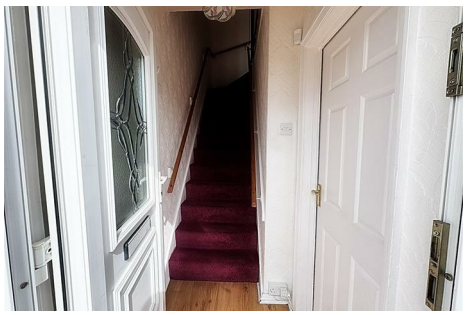
next2buy property retailers make the next step easy









55 Wilton Avenue

Walker, Newcastle Upon Tyne, NE6 2TT

CASH BUYERS ONLY • INVESTMENT • TWO DOUBLE BEDROOMS • SHOWER ROOM

GOOD SIZE LOW MAINTENANCE REAR GARDEN • DRIVEWAY PARKING • FREEHOLD •

CLOSE TO LOCAL AMENITIES AND EXCELLENT ROAD LINKS TO NEWCASTLE CITY CENTRE

COUNCIL TAX BAND A • ENERGY RATING C

Offers Over £75,000

2 1 1 C

- Chain Free
- Great First Buy or Investment
- Two Double Bedrooms
- Shower Room
- Low Maintenance Rear Gardens
- Driveway Parking
- Freehold
- Council Tax Band A
- Energy Rating C

Entrance

UPVC door into inner lobby, access to lounge and stairs to first floor

Lounge

13'6" x 12'9" max (4.12 x 3.91 max)
Two double glazed windows, laminate flooring, feature fireplace and radiator

Kitchen

16'3" x 5'10" (4.96 x 1.80)
Double glazed window, UPVC door into rear garden, radiator and understairs storage cupboard. Fitted with range of base and wall units with complimentrasy worksurfaces, sink unit and plumbed for washing machine.

Stairs to first Floor Landing

Loft access and access to bedrooms and shower room.

Bedroom 1

13'0" x 9'11" (3.98 x 3.03)
Two double glazed windows, radiator, laminate flooring, storage cupboard.

Bedroom 2

9'7" x 9'7" (2.94 x 2.93)
Double glazed window, radiator, boiler and laminate flooring.

Shower Room

6'3" x 5'10" (1.92 x 1.80)
Corner shower cubicle, wash hand basin set in vanity unit and WC.

External

To the front of the property there is a gated driveway for off street parking and to the rear there is a low maintence garden.

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
O2- Good outdoor, variable in-home
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.











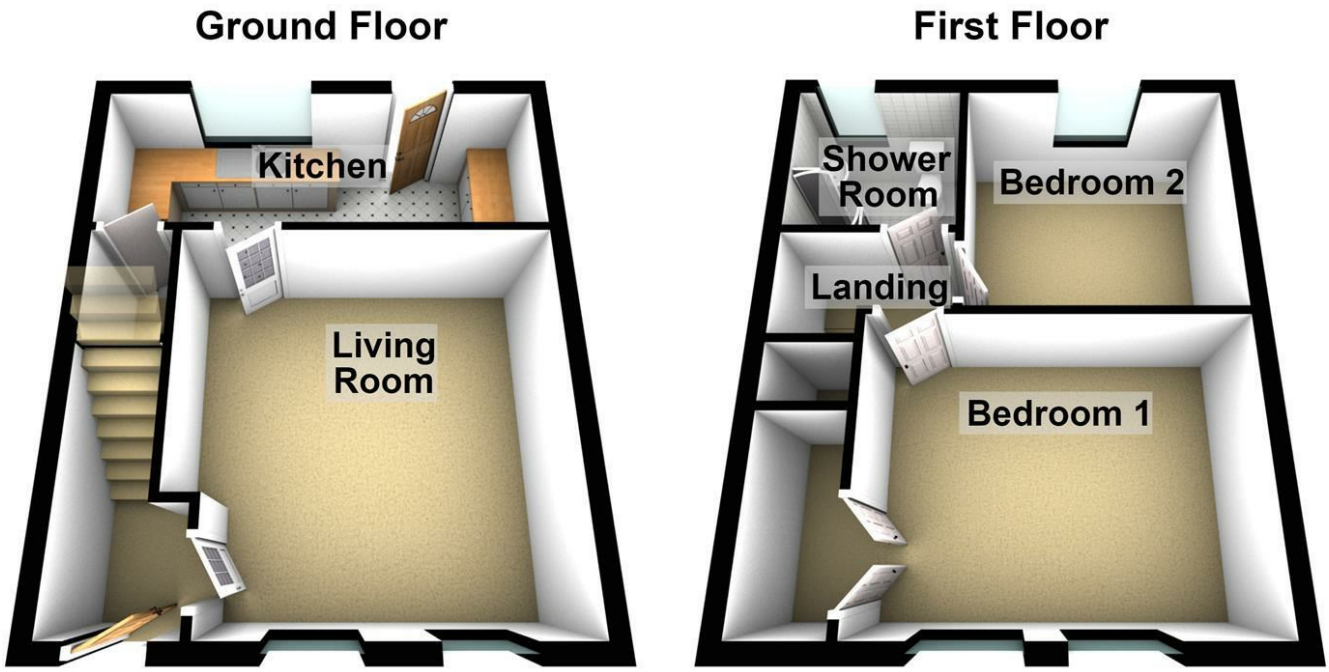




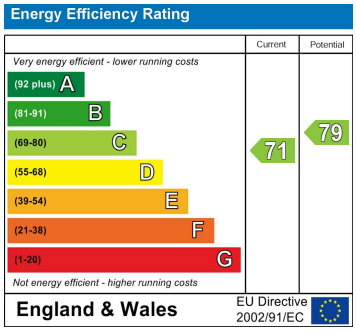




Floor Plan



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.



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