



54 Northumberland Street , Wallsend, NE28 7QB

GUIDE PRICE £85,000 TO £95,000 • CHAIN FREE • READY TO MOVE INTO • GREAT FIRST BUY

RECENTLY PAINTED AND NEW CARPETS THROUGHOUT • TWO BEDROOMS

BOILER INSTALLED 2026 • WITHIN WALKING DISTANCE TO METRO STATION •

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

CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS • ENERGY RATING C

LEASEHOLD - PEPPERCORN LEASE 999 years from 30 March 2006

Guide Price £85,000



• Guide Price £85,000 to £95,000

• Ready to Move Into

• Council Tax Band A

• Two Bedrooms

• Small Private Yard

• Energy Rating C

• Within Walking Distance to Richardson Dees Park

• Close To Local Amenities, Schools and Transport Links including Metro Station

• Leasehold 999 years from 30 March 2006 in-home

Entrance

UPVC door, stairs to first floor leading to...

Landing

Radiator and loft access from landing.

Lounge/Diner

18'8" x 14'5" (5.69 x 4.39)

Two UPVC double glazed windows, dual aspect, radiator and storage cupboard. The living area floor is carpeted and the dining area laminate.

Kitchen

7'6" x 9'11" (2.29 x 3.02)

UPVC double glazed window to the side of the building, radiator, fitted with base and wall units, sink, newly fitted induction hob and oven with extractor hood overhead. Walls are part-tiled and vinyl flooring. Stairs leading down to rear yard.

Bathroom

7'6" 19'8" x 6'8" (2.29 6 x 2.03)

UPVC double glazed window to the side of the property, radiator, white three piece bathroom suite with over bath shower, part tiled walls and vinyl flooring.

Bedroom 1

13'11" x 7'8" (4.24 x 2.34)

Three UPVC double glazed windows, dual aspect, radiator, fire surround, coving with carpeted floor.

Bedroom 2

9'3" x 7'8" (2.82 x 2.34)

UPVC double glazed window, radiator and carpeted floor.

External

To the rear there is a small private yard

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

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.

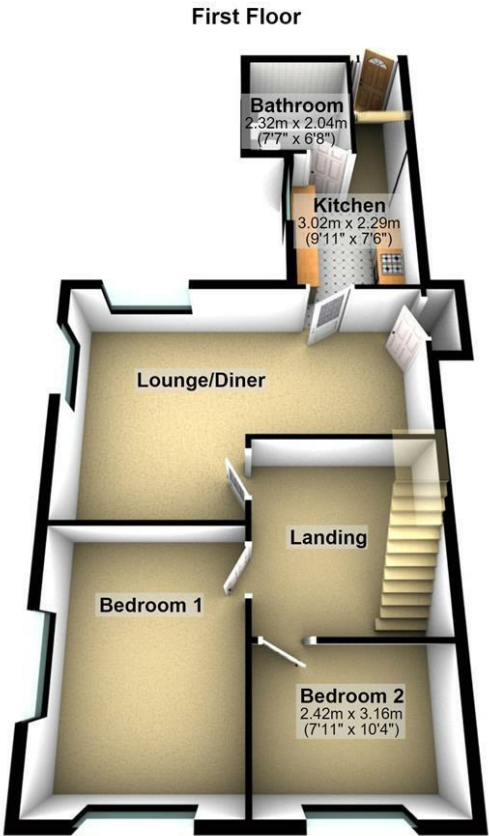
Leasehold

999 year Lease from 30 March 2006





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.

