

## 39 Lynn Road , Wallsend, NE28 8QA

- \*\* BEAUTIFULLY PRESENTED TWO BEDROOM GROUND FLOOR FLAT \*\* IDEAL FIRST TIME BUY \*\*
- \*\* HIGHLY SOUGHT AFTER LOCATION \*\* WALKING DISTANCE TO WALLSEND TOWN CENTRE \*\*
- \*\* PRIVATE WEST FACING REAR GARDEN \*\* BUS SERVICES DIRECT TO NEWCASTLE CITY CENTRE \*\*
- \*\* MODERN KITCHEN \*\* BATHROOM & SEPARATE WC \*\* EXCELLENT ROAD LINKS \*\* EPC RATING C \*\*
- \*\* 999 YEAR LEASE FROM 1984 NO GROUND RENT \*\* COUNCIL TAX BAND A \*\*

Offers Over £115,000



- Two Bedroom Ground Floor Flat
- Walking Distance To Shops
- 999 Year Lease From 11.08.1984
- Private West Facing Rear Garden
- Beautifully Presented
- Council Tax Band A
- Modern Kitchen
- Ideal First Buy Or Downsize Opportunity
- EPC Rating C

#### Entrance

Double glazed entrance door into inner hallway.

#### Lounge

15'8" x 11'8" (4.79 x 3.56)

Double glazed bay window, wood effect flooring, radiator, picture rail, fire surround.

#### Kitchen

9'10" x 6'9" (3.01 x 2.07)

Double glazed window, wall and floor units with work tops over, sink, integrated oven & hob, extractor hood, wood effect flooring, double glazed door to private rear garden.

#### Master Bedroom 1

14'8" x 12'8" max (4.48 x 3.88 max)

Double glazed window, fitted wardrobes, picture rail, wood effect flooring, radiator.

#### Bedroom 2

10'1" x 7'7" (3.08 x 2.32)

Double glazed window, wood effect flooring, picture rail, radiator.

#### Bathroom

6'3" x 4'3" (1.93 x 1.30)

Double glazed window, wood effect flooring, wash hand basin, bath with shower taps, radiator, tiling to walls.

#### W/C

WC, wood effect flooring.

#### External

The property has a private westerly aspect garden which is paved for low maintenance.

#### Lease information

999 Year Lease from 11.08.1984 no ground rent.

#### 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, variable in-home

O2-Good outdoor, variable in-home

Three-UK-Good outdoor

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:

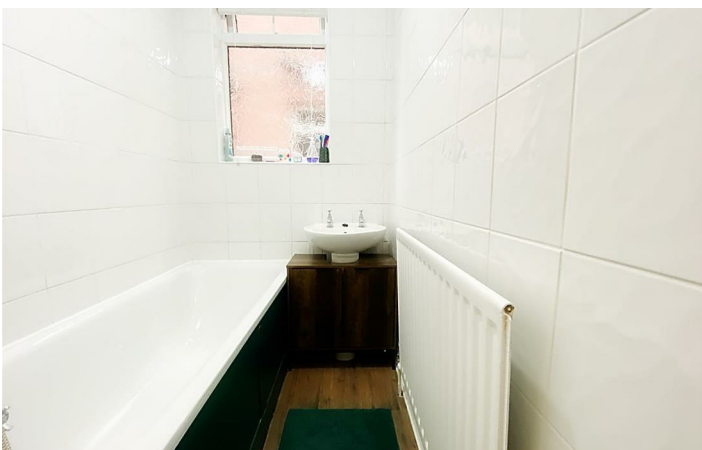
Surface water: Medium.

Rivers and the sea: Very low.

#### CONSTRUCTION:

Traditional

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

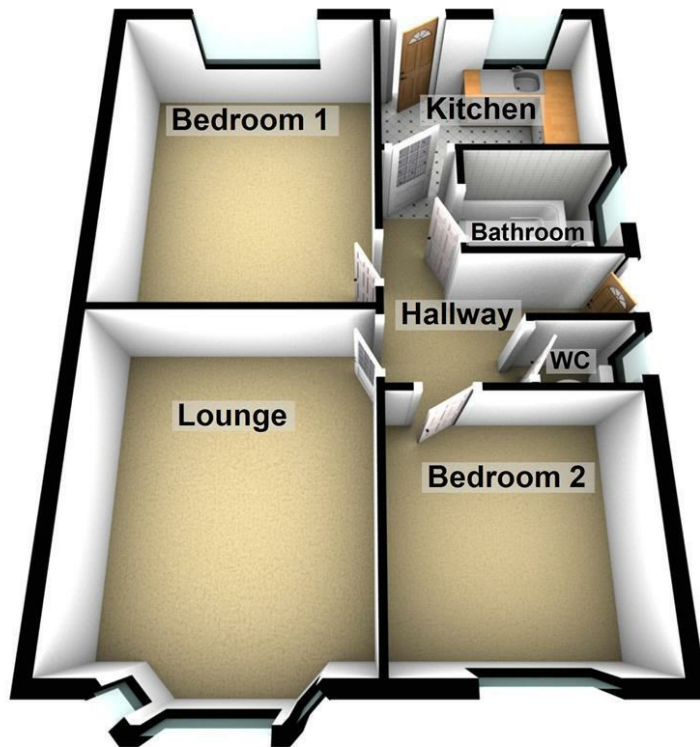






# Floor Plan

## Ground Floor



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>		73	75
(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	