



17 Lisle Street , Wallsend, NE28 8QY

PRIVATE GARDEN TO REAR • TWO BEDROOMS • GREAT FIRST TIME BUY

CLOSE TO LOCAL AMENITIES, BUS SERVICES & WITHIN WALKING DISTANCE TO METRO STATION

CURRENTLY TENANTED BUT WILL BE SOLD WITH VACANT POSSESSION • COUNCIL TAX BAND A

999 YEAR PEPPERCORN LEASE FROM 04.08.1987 ** ENERGY RATING C **

O.I.R.O £100,000



- Private Rear Garden
- Great First Time Buy
- Energy Rating C

Entrance Hallway

Double glazed door opening to hallway which accesses bedrooms, shower room and lounge.

Lounge

13'8" x 11'9" (4.18 x 3.60)
Double glazed window, radiator, electric fire.

Shower Room

7'7" max x 6'5" (2.32 max x 1.97)
Comprising: Extractor fan, shower cubicle, WC, wash hand basin, radiator and fully tiled walls.

Kitchen

10'0" x 8'7" (3.06 x 2.63)
Double glazed window, door to rear garden, radiator, part tiled walls, laminate flooring. Fitted with range of wall and base units with complimentary worksurfaces, built in oven and hob with overhead extractor fan and plumbed for washing machine.

Bedroom 1

12'2" + bay x 11'10" (3.73 + bay x 3.62)
Double glazed bay window, radiator.

Bedroom 2

9'2" x 7'6" (2.80 x 2.30)
Double glazed window, radiator

- Close to Local Amenities, Schools and Transport Links
- Two Bedrooms
- 999 Peppercorn Lease from 04.08.1987

External

To the front there is on street parking available and to the rear there is a lawned private garden.

Leasehold

999 year Peppercorn Lease from 4 August 1987. This information must be confirmed by your conveyancer.

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 and in-home
- Three-Good outdoor and in-home
- Vodafone - Good outdoor and in-home

We recommend potential purchasers contact the relevant

- Within Walking Distance to Richardson Dees Park
- Council Tax Band A
- Sold with Vacant Possession

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

First 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) A			
(81-91) B			
(69-80) C		70	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	