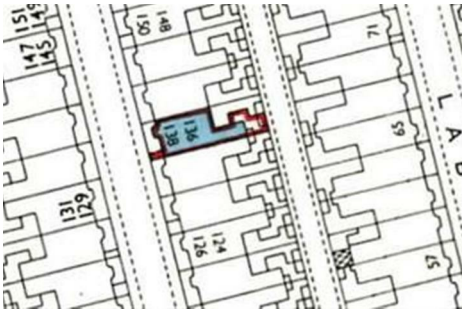
next2buy property retailers make the next step easy



136 Woodbine Avenue

, Wallsend, NE28 8HE

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

** SPACIOUS FOUR BEDROOM MAISONETTE ** TWO BATHROOMS ** LOUNGE/DINING ROOM **

** PRIVATE YARD TO REAR ** MODERN KITCHEN WITH INTEGRATED APPLIANCES **

** WALLSEND METRO STATION LESS THAN 0.5 MILE ** CLOSE TO RICHARDSON DEES PARK **

Price £130,000

4 2 1 D

- Four Bedroom Mid Terrace Maisonette
- Two Bathrooms
- 999 Year Lease From 1986
- Lounge/Dining Room
- Private Yard To Rear
- Council Tax Band A
- Modern Kitchen With Integrated Appliances
- Walking Distance To Amenities
- Energy Rating D

Entrance Hallway

Entrance door, tiling to floor, stairs leading to the first floor.

Landing

Stairs leading to second floor, radiator.

Lounge/Dining Room

16'1" x 12'6" + 8'6" x 8'3" (4.91 x 3.83 + 2.60 x 2.52)
Double glazed windows, coving and rose to ceiling, storage cupboard, radiator.

Kitchen

10'2" x 8'2" (3.10 x 2.51)
Fitted with a range of wall and base units with contrasting work surfaces over and sink unit, integrated oven and hob with extractor hood over, integrated fridge/freezer and washing machine. Double glazed window, door leading to the rear stairs.

Bathroom

6'4" x 5'0" (1.95 x 1.54)
Bath with shower head attachment, WC, part tiled walls and double glazed window.

Bedroom 1

12'7" x 12'5" + bay (3.85 x 3.81 + bay)
Double glazed bay window, coving and rose to ceiling, radiator.

Bedroom 4

8'10" x 8'1" (2.71 x 2.47)
Double glazed window, radiator.

Second Floor Landing

Access to shower room and two further bedrooms.

Bedroom 2

13'3" x 9'2" (4.06 x 2.81)
Double glazed window, radiator.

Bedroom 3

13'3" x 9'2" (4.06 x 2.81)
Double glazed window, radiator.

Shower Room

6'0" x 4'1" (1.83 x 1.25)
Shower cubicle, wash hand basin and WC, skylight window, radiator.

External

Externally there is a private yard to the rear.

Lease Information

The property has a 999 year lease dated from 01/05/1986 with no ground rent payable.

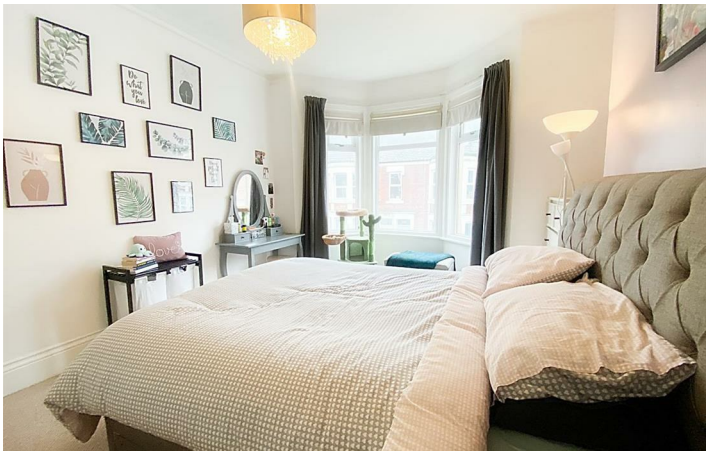
Material Information

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 and 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.

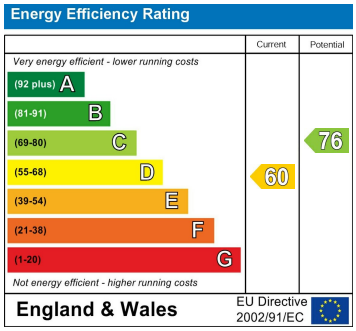
CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.



WHAT

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.



136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
Tel: 0191 295 3322 Email: info@next2buy.com https://www.next2buy.com