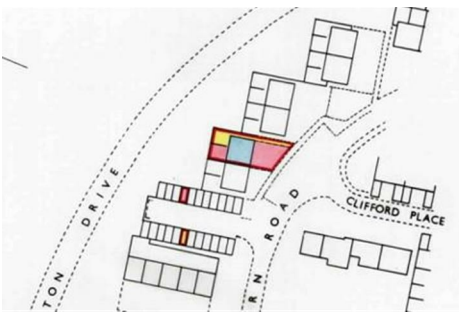




54 Ashburn Road

Hadrian Park, Wallsend, NE28 9UW

- STUNNING TWO BEDROOM FIRST FLOOR FLAT • SUPERBLY PRESENTED & READY TO MOVE INTO •
- MODERN KITCHEN & BATHROOM • SPACIOUS LOUNGE • LOW MAINTENANCE GARDEN TO REAR •
- ROAD LINKS TO THE A1058 COAST ROAD & SILVERLINK RETAIL PARK • GARAGE IN NEARBY BLOCK •
- FANTASTIC FIRST TIME BUY • HIGHLY POPULAR LOCATION • 999 YEAR LEASE FROM 1973 •
- COUNCIL TAX BAND A • ENERGY RATING C •

Price £120,000



- Two Bedroom First Floor Flat
- Highly Popular Location
- Council Tax Band A
- Modern Kitchen & Bathroom
- Garage In Nearby Block
- 999 Year Lease From 1973
- Spacious Lounge
- Fantastic First Buy
- Energy Rating C

Entrance

Entrance door, stairs to the first floor accommodation.

External

Externally there is a garden to the rear which has artificial grass for low maintenance.

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

Landing

Double glazed window, part panelled walls, access to all rooms.

Garage

There is a single garage which is situated in a nearby block

CONSTRUCTION:

Traditional

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

Lounge

16'3" x 12'3" (4.96 x 3.73)

Double glazed window, radiator.

Lease

The property has a 999 year lease dated from 01/06/1973. Ground rent is £20 per year.

Kitchen

9'10" x 8'10" (3.00 x 2.69)

Fitted with a modern range of wall and base units with contrasting work surfaces over and sink unit, integrated oven and hob with extractor hood over, double glazed window, radiator.

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>

Bedroom 1

13'1" x 10'6" (3.99 x 3.20)

Double glazed window, radiator and storage cupboard.

EE-Good outdoor and in-home

O2-Good outdoor, variable in-home

Three-UK-Good outdoor, variable in-home

Bedroom 2

8'11" x 8'6" (2.73 x 2.58)

Double glazed window, radiator.

Vodafone_Good outdoor and in-home

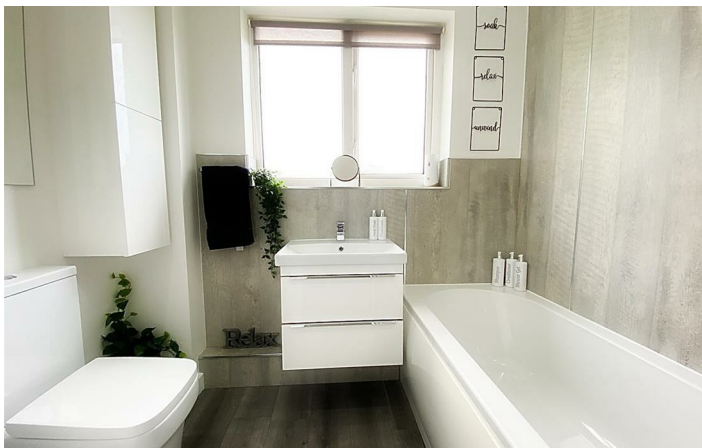
Bathroom

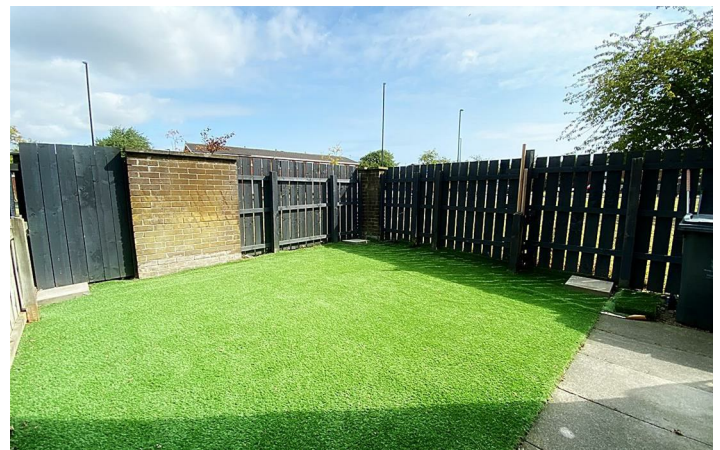
7'4" x 5'8" (2.23 x 1.72)

Bath with overhead shower, WC and wash hand basin with built-under storage, part panelled walls, double glazed window.

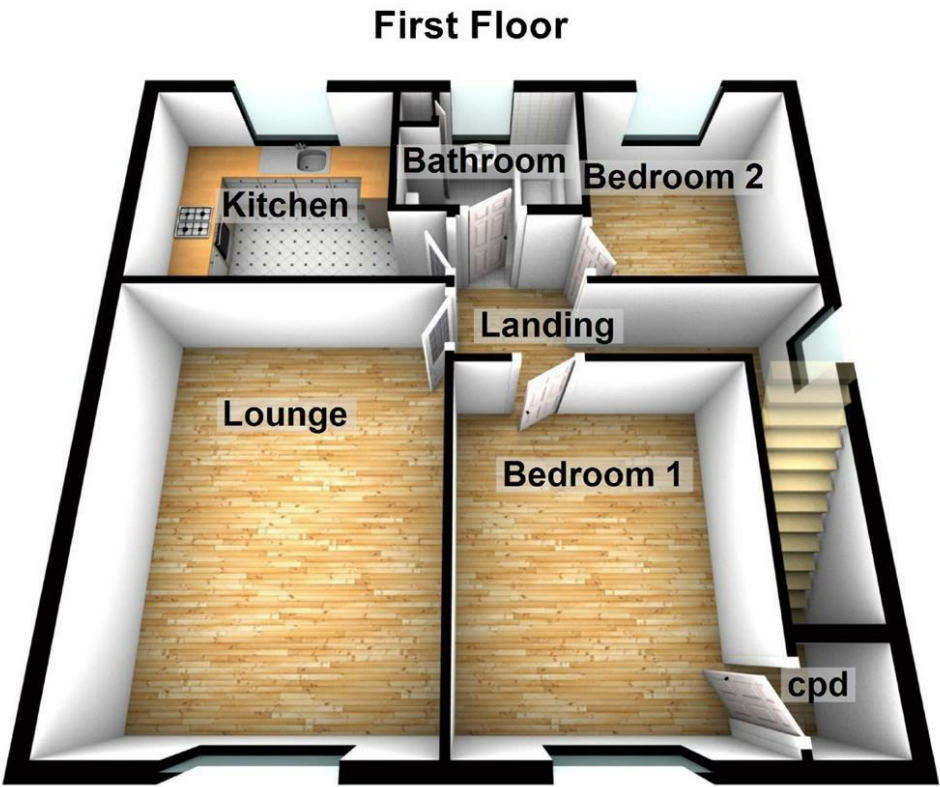
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	