

## 50 Northumberland Street , Wallsend, NE28 7QB

\*\* CHAIN FREE \*\* GREAT FIRST BUY \*\* TWO BEDROOM GROUND FLOOR FLAT \*\*

\*\* PRIVATE YARD \*\* CLOSE TO RICHARDSON DEES PARK AND "THE GREEN" \*\*

\*\* COUNCIL TAX BAND A \*\* CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS \*\*

\*\* WITHIN WALKING DISTANCE TO METRO STATION \*\* ENERGY RATING C \*\*

\*\* LEASEHOLD - PEPPERCORN LEASE 999 years from 03 SEPTEMBER 1984 \*\*

**Offers Over £90,000**



- Ready to Move Into
- Two Bedrooms
- Council Tax Band A

- Great First Time Buy
- Ground Floor
- Energy Rating C

- Closed to Local Amenities, Schools and Transport Links
- Private Yard
- 999 Year Peppercorn Lease from 03.09.1984 suppliers before proceeding to purchase the property.

### Entrance Lobby

3'3" x 3'2" (1.00 x 0.97)

Double glazed entrance door, timber door to the hallway.

### Hallway

11'10" x 3'2" (3.62 x 0.97)

Laminate flooring, radiator.

### Lounge

14'3" x 12'2" max (4.36 x 3.71 max )

Double glazed window, laminate flooring, storage cupboard and radiator.

### Kitchen

9'8" x 7'1" (2.95 x 2.18 )

Fitted with wall and base units with work complimentary work surfaces, sink unit, built in oven and induction hob with overhead extractor hood and plumber for washing machine. Double glazed window, and double glazed door leading to the rear yard.

### Bathroom

7'1" x 5'4" (2.17 x 1.63)

Comprising bath with overhead shower, WC and wash hand basin. Double glazed window, tiled walls and floor.

### Bedroom 1

14'7" x 13'4" max (4.46 x 4.07 max )

Double glazed window, radiator and coving to ceiling. Front elevation

### Bedroom 2

14'4" x 7'9" (4.38 x 2.38 )

Double glazed window, cupboard housing boiler, laminate flooring, coving to ceiling and radiator.

### External

Externally there is a private yard to the rear.

### 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 in-home

We recommend potential purchasers contact the relevant

### FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

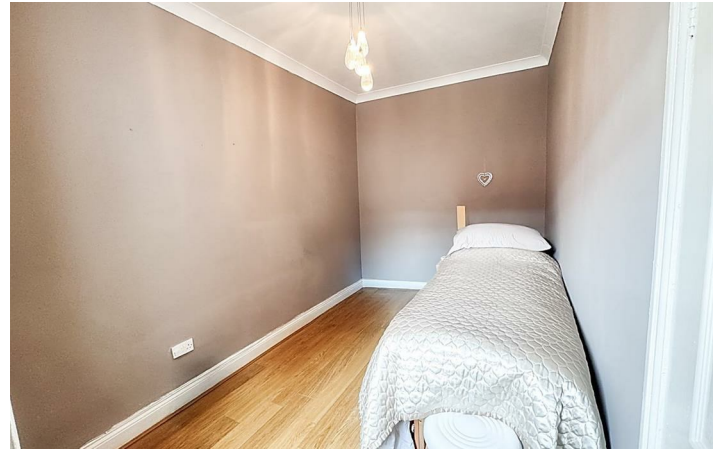
### CONSTRUCTION:

Traditional.

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

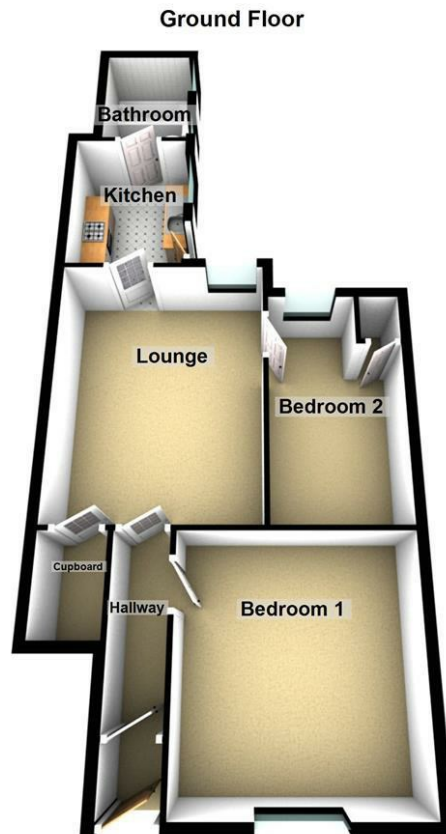
### Leasehold

999 Year Peppercorn Lease from 03.09.1984 - No ground Rent Payable. This information must be confirmed via your conveyancer.





# 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 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	