



## 1 Albert Avenue , Wallsend, NE28 8RZ

- \*\* SOLD AS SEEN \*\* TWO BEDROOM END TERRACE HOUSE \*\* EXCELLENT RENTAL POTENTIAL \*\*
- \*\* CURRENTLY TENANTED BUT TO BE SOLD VACANT POSSESSION \*\* CURRENT RENT £700 PCM \*\*
- \*\* FREEHOLD \*\* COUNCIL TAX BAND A \*\* EPC RATING TBC \*\*
- \*\* CLOSE TO SCHOOLS, LOCAL AMENITIES, TRANSPORT LINK AND EXCELLENT ROAD LINKS \*\*
- \*\* RICHARDSON DEES PARK 0.2 MILES \*\* WALLSEND METRO STATION 0.7 MILES \*\*

Offers Over £95,000



- Two Bedroom End Terrace House
- Excellent Road & Transport Links
- Council Tax Band A
- Spacious Rooms
- Close To Amenities
- EPC Rating TBC
- Private Yard
- Rental Potential 750 pcm
- Sold As Seen

### Entrance

Double glazed entrance door.

### Lounge

17'3" x 8'11" (5.28 x 2.73)

Double glazed window, cupboard, radiator, wood effect flooring.

### Kitchen

24'3" x 10'3" max (7.40 x 3.14 max)

Double glazed windows, wall and floor units with work tops over, sink, integrated oven & hob, extractor hood, tiling to walls, wood effect flooring, cupboard.

### Landing

#### Bedroom 1

9'5" max x 20'11" (2.89 max x 6.38)

Double glazed window, radiator.

#### Bedroom 2

12'8" x 10'1" max (3.88 x 3.08 max)

Double glazed window, radiator.

### Bathroom

7'8" x 7'5" (2.34 x 2.28)

Comprising: WC, wash hand basin, bath with overhead shower, ladder style radiator, part tiled walls.

### External

There is a small private rear yard with side access gate.

### 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, variable in-home

O2- Good outdoor and in-home

Three- 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: Very low.

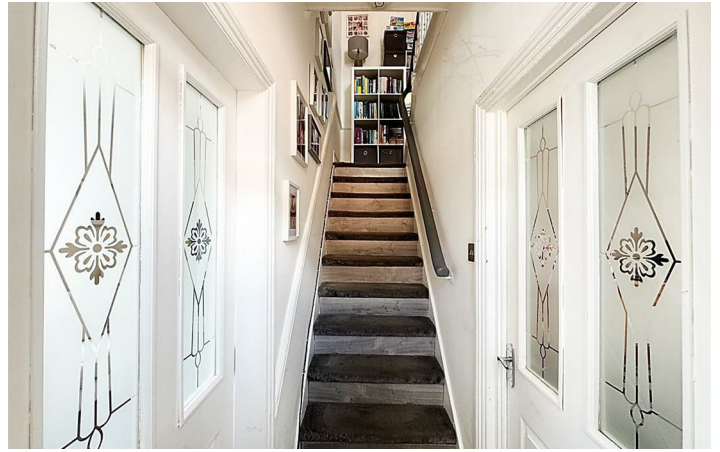
Rivers and the sea: Very low.

### CONSTRUCTION:

Traditional

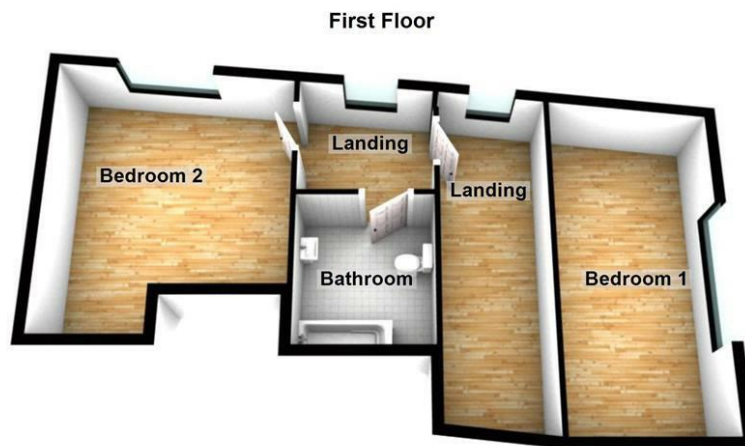
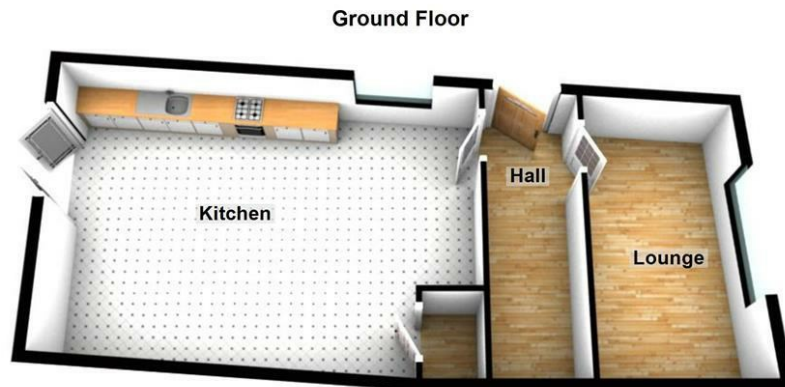
This information must be confirmed

via your surveyor and legal





## 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) <b>A</b>			<div style="border: 1px solid black; padding: 5px; display: inline-block;">83</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<div style="border: 1px solid black; padding: 5px; display: inline-block;">60</div>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	