

17 Durham Street , Wallsend, NE28 7RZ

**** ONE BEDROOM FIRST FLOOR FLAT ** NEWLY DECORATED & READY TO MOVE INTO ****

**** WALKING DISTANCE TO SHOPS, BUS SERVICES & METRO STATION ** CHAIN FREE ****

**** PRIVATE SOUTH FACING YARD TO REAR ** FANTASTIC FIRST BUY ** COUNCIL TAX BAND A ****

**** 999 YEAR LEASE FROM 01/01/2012 WITH NO GROUND RENT ** ENERGY RATING C ****

Offers Around £69,000



- One Bedroom First Floor Flat
- Close To Local Amenities
- Council Tax Band A
- Newly Decorated & Ready To Move Into
- Ideal First Time Buy
- 999 Year Lease From 2012
- Private South Facing Yard To Rear
- Chain Free
- Energy Rating C

Entrance

Double glazed entrance door, stairs to the first floor accommodation.

Lounge

15'11" max x 11'8" (4.87 max x 3.57)

Double glazed door leading to the rear stairs, radiator.

Kitchen

8'5" x 6'4" (2.58 x 1.95)

Fitted with wall and base units with work surfaces over and sink unit, integrated oven and hob, double glazed window.

Bathroom

6'4" x 4'10" (1.94 x 1.49)

Bath with shower over, WC and wash hand basin, double glazed window and radiator.

Bedroom

14'7" x 12'4" min (4.47 x 3.78 min)

Double glazed window, cupboard to alcove, radiator.

External

Externally there is a private yard to the rear.

Lease Information

The property has a 999 year lease dated from 01/01/2012 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

Three-UK-Good outdoor and in-home

Vodafone-Good outdoor

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.

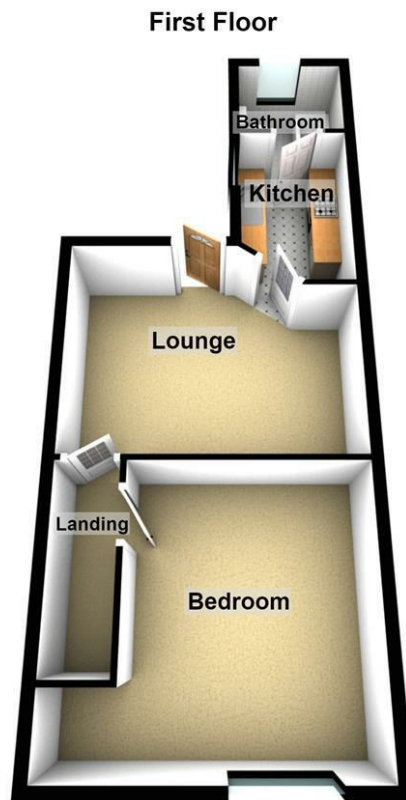
CONSTRUCTION:

Traditional

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



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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	