



60 George Road , Wallsend, NE28 6BU

- TWO BEDROOM GROUND FLOOR FLAT • WELL PRESENTED THROUGHOUT • IDEAL FIRST BUY •
- WALKING DISTANCE TO WALLSEND TOWN CENTRE • NEARBY BUS SERVICES & METRO STATION •
- WOOD BURNING STOVE FIRE TO LOUNGE • PRIVATE YARD TO REAR • LENGHTY GARDEN TO FRONT •
- COUNCIL TAX BAND A • 999 YEAR LEASE FROM 2006 • ENERGY RATING TBC •

Price £85,000



- Two Bedroom Ground Floor Flat
- Private Yard To Rear
- Lengthy Garden To Front

- Great First Buy
- Close To Town Centre
- Metro Station Nearby
- 999 Year Lease From 2006
- Council Tax Band A
- Energy Rating TBC

Entrance Lobby

Double glazed entrance door, inner door to the hallway.

Hallway

Laminate flooring, radiators.

Lounge

16'1" x 12'0" (4.90 x 3.65)

Double glazed window, fireplace with wood burning stove fire, laminate flooring, radiator.

Kitchen

10'6" x 6'2" (3.19 x 1.89)

Fitted with wall and base units with work surfaces over, integrated oven and hob with extractor hood over, single drainer sink unit, tiled splashbacks. Double glazed window, radiator, external door leading to the rear yard.

Bedroom 1

13'6" x 10'4" + bay (4.11 x 3.15 + bay)

Double glazed bay window, laminate flooring, radiator.

Bedroom 2

11'11" min x 8'7" (3.62 min x 2.61)

Double glazed window, laminate flooring, radiator.

Bathroom

9'7" x 4'7" (2.93 x 1.40)

Comprising; shower enclosure, low level WC and wash hand basin., radiator.

External

Externally there is a private yard to the rear and a lengthy garden to the front.

Lease

The property has a 999 year lease dated from 17/01/2006 with no ground rent.

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, variable in-home

Vodafone-Good outdoor

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

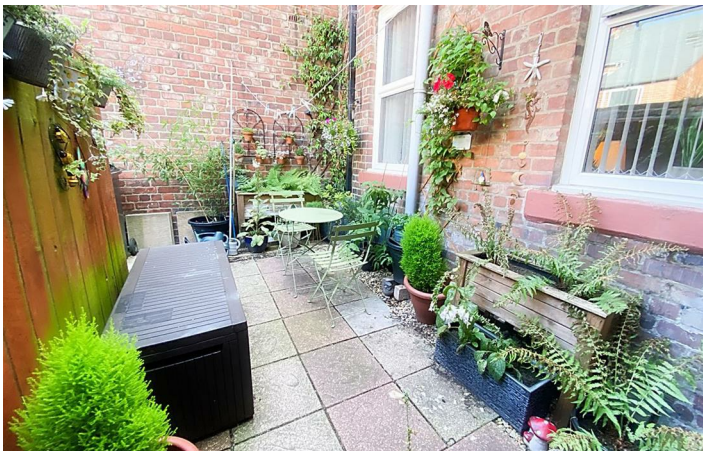
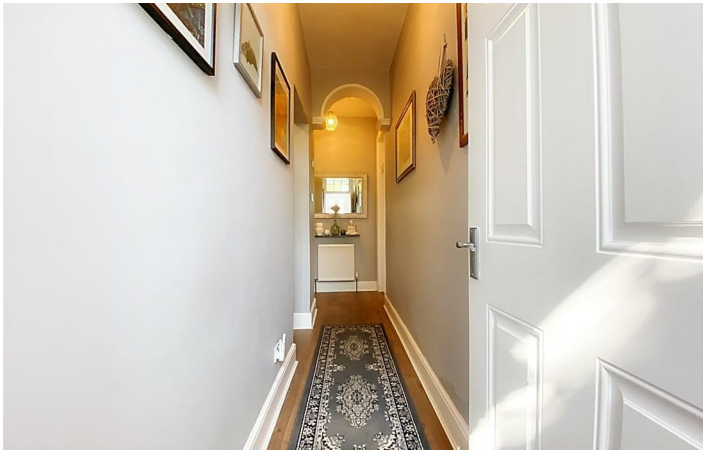
Rivers and the sea: Very low.

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 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		
(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