



6 Durham Street , Wallsend, NE28 7RZ

CHAIN FREE • NEWLY FITTED KITCHEN AND SHOWER ROOM • READY TO MOVE INTO •

RECENTLY PAINTED THROUGHOUT • GROUND FLOOR FLAT • TWO DOUBLE BEDROOMS •

PRIVATE REAR YARD AND GARAGE • CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS

COUNCIL TAX BAND A • ENERGY RATING D • LEASEHOLD 999 YEARS FROM 20 December 1983

Offers Over £100,000



- Chain Free
- Garage for off Street Parking
- Energy Rating C
- Two Double Bedroom - Ground Floor Flat
- Private Yard
- Council Tax A
- Newly Fitted Kitchen and Shower Room
- Close to Local Amenties, Schools and Transport Links
- Leasehold 999 Years from 20 December 1983

Entrance

Composite door into inner lobby

walls, laminte flooring and recessed lighting.

<https://checker.ofcom.org.uk>

Hallway

13'1" max x 3'2" max (4.00 max x 0.99 max)

Laminate flooring, radiator, cupboard and access to Lounge, Bedroom 1 and Bedroom 2

Bedroom 1

14'5" max x 13'6" + bay (4.40 max x 4.14 + bay)

Double glazed bay window, radiator, cornice to ceiling, and carpet.

Bedroom 2

12'5" max x 10'10" max (3.80 max x 3.32 max)

Double glzed window, radiator, laminate flooring and coving to ceiling.

Lounge

14'4" x 12'7" (4.39 x 3.84)

Fitted cupboards to each side of chimney breast wall, high gloss laminate flooring, radiator, doubek glazed window and access to kitchen.

Kitchen

9'0" x 6'7" (2.76 x 2.02)

Double glazed window and UPVC door giving access to rear yard. Newley fitted kitchen with range of wall and floor units with complimentary work surfaces, gas hob with overhead extractor hood, electric oven, sink unit and space for fridge.

External

To the rear there is a private yard with decked area, artificial turf and access to garage.

Garage

Garage has power and lighting. Can also be accessed via rear lane to allow for off street parking.

Leasehold

Leasehold 999 years from 20 December 1983. No ground rent payable. This information must be confirmed via your legal respresentative.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit

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

If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadba

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

FLOOD RISK:

Yearly chance of flooding:

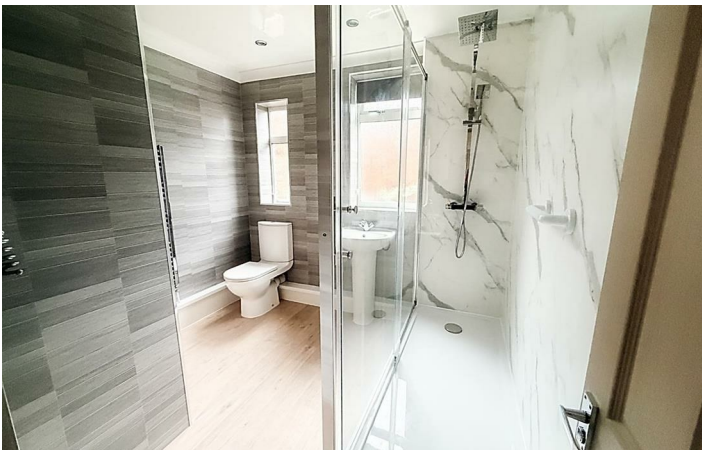
Surface water: Very low.

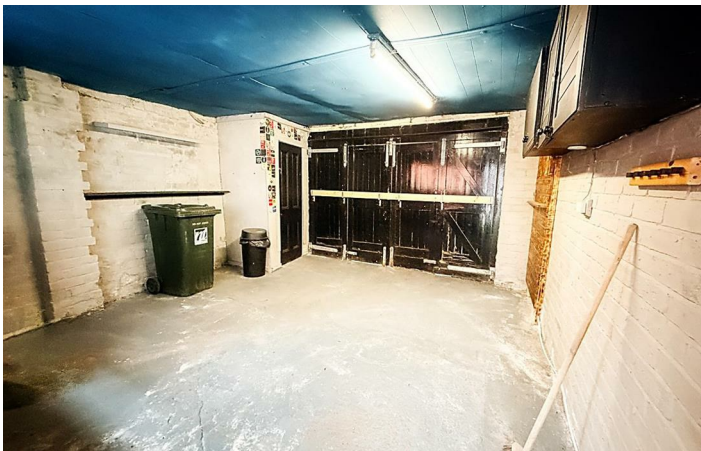
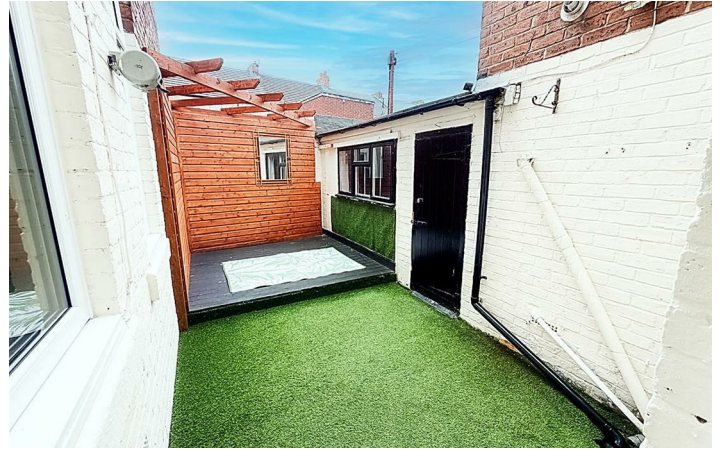
Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

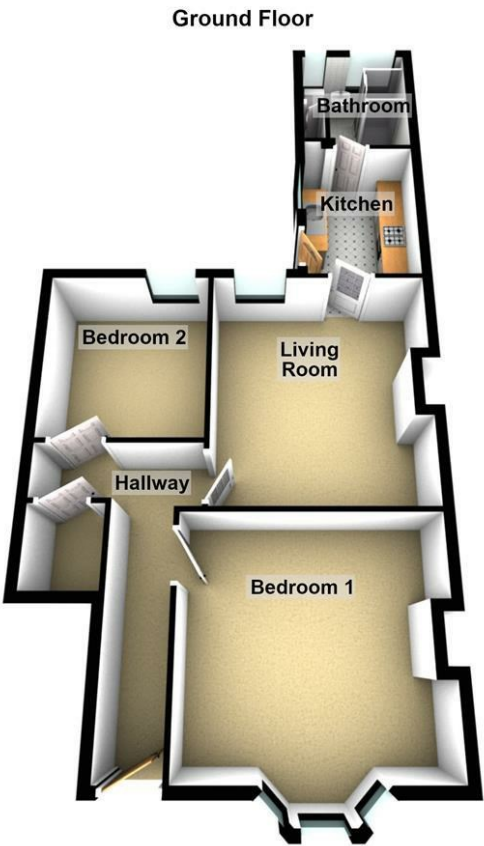
This information must be confirmed via your surveyor and legal representative.







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 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	58	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC