



58 Woodbine Avenue , Wallsend, NE28 8HB

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

** SUPERB THREE BEDROOM FIRST FLOOR FLAT ** NEWLY REFURBISHED & READY TO MOVE INTO **

** VERSATILE ACCOMMODATION COULD BE USED AS TWO BEDROOMS & TWO RECEPTION ROOMS **

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

Offers Over £100,000



- Three Bedroom First Floor Flat
- Close To Shops, Bus Services & Local Amenities
- 999 Year Lease From 1982
- Newly Refurbished & Ready To Move Into
- Nearby Metro Station
- Council Tax Band A
- Fantastic First Time Buy
- Private Yard To Rear - Chain Free
- Energy Rating D

Entrance

Upvc entrance door, stairs to the first floor accommodation.

Landing

Radiator, access to bedrooms and lounge.

Lounge

15'9" x 13'1" (4.81 x 3.99)

Double glazed window, feature fireplace, picture rail and ceiling rose, cupboard to alcove, radiator. (could also be used as a dining room)

Kitchen

11'5" x 7'10" (3.49 x 2.39)

Fitted with a range of wall and base units with contrasting work surfaces over and sink unit, integrated oven and hob with extractor hood over, double glazed window, radiator and door to rear stairs.

Bathroom

8'1" x 6'9" (2.48 x 2.07)

Comprising; bath with panelling and shower over, WC and wash hand basin, double glazed window and ladder style radiator.

Bedroom 1

14'4" x 13'9" (4.39 x 4.20)

Double glazed bay window, feature

fireplace with tiled inset, picture rail, coving to ceiling, radiator. (could also be used as a lounge)

Bedroom 2

11'10" x 8'9" (3.61 x 2.67)

Double glazed window, radiator.

Bedroom 3

9'2" x 8'0" (2.80 x 2.46)

Double glazed window, radiator.

External

Externally there is a private yard to the rear.

Lease Information

The property has a 999 year lease dated from 14/12/1982 no ground rent is 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 and in-home

Three-UK-Good outdoor and in-home

Vodafone-Good outdoor and in-home

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:

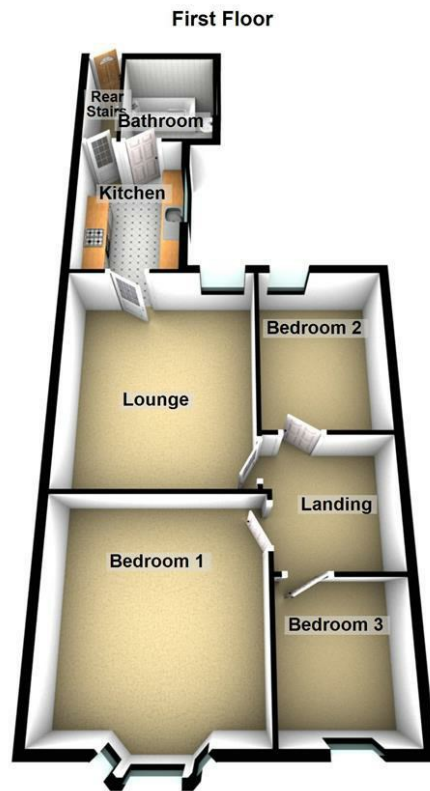
Traditional

This information must be confirmed via your surveyor and legal 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			
(55-68) D		61	70
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	