



115 North Road , Wallsend, NE28 8RJ

**** SPACIOUS THREE BEDROOM FIRST FLOOR FLAT ** CLOSE TO RICHARDSON DEES PARK ****

**** RECENTLY REDECORATED & READY TO MOVE INTO ** PRIVATE YARD TO REAR ** CHAIN FREE ****

**** MODERN KITCHEN & BATHROOM ** CLOSE TO SHOPS, BUS SERVICES AND METRO STATION ****

**** IDEAL FIRST BUY ** 999 YEAR LEASE ** COUNCIL TAX BAND A ** ENERGY RATING C ****

Price £99,950



- First Floor Flat - Chain Free
- Three Bedrooms
- Close To Richardson Dees Park
- Ideal First Time Buy
- Private Yard To Rear
- Close To Shops & Metro
- L999 Year lease
- Council Tax Band A
- Energy Rating C

Entrance

Double glazed composite entrance door, stairs to the first floor landing.

Landing

Radiator.

Lounge

14'10" x 12'11" (4.54 x 3.96)

Double glazed window, cupboard, radiator.

Kitchen

9'10" x 8'8" (3.01 x 2.66)

Fitted with wall and base units with work surfaces over, integrated oven and hob, round bowl sink unit.

Double glazed window, electric wall heater, stairs to the rear yard.

Bathroom

6'11" x 5'6" (2.11 x 1.69)

Comprising; bath with shower over, WC and wash hand basin. Double glazed window, part panelling to walls, laminate flooring and ladder style radiator.

Bedroom 1

14'11" x 14'7" (4.55 x 4.46)

Double glazed windows, coving and rose to ceiling, radiator.

Bedroom 2

11'2" x 7'8" (3.42 x 2.35)

Double glazed window, feature fireplace, radiator.

Bedroom 3

9'7" x 6'7" (2.93 x 2.03)

Double glazed window, radiator.

External

Externally there is a private yard to the rear.

Lease Information

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

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

FLOOD RISK:

Yearly chance of flooding:

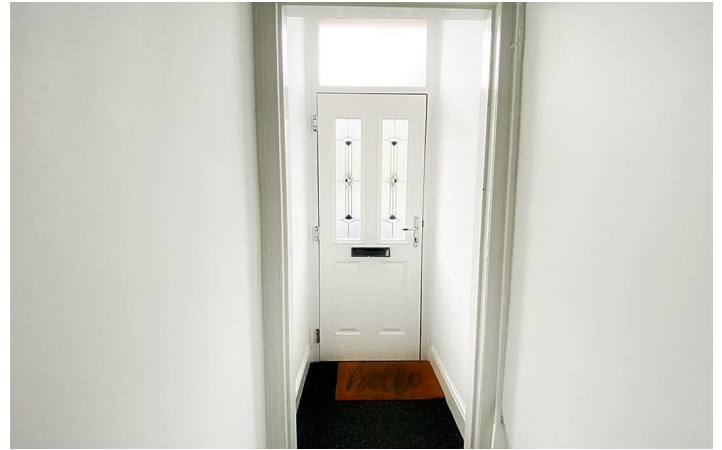
Rivers and the sea: Very low.

Surface water: Very low.

CONSTRUCTION:

Traditional

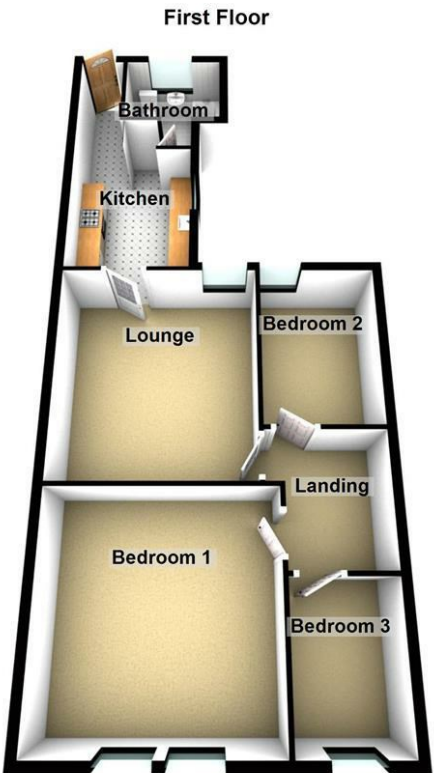
This information must be confirmed via your surveyor and legal representative.







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	72	77
(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