



41 Ash Grove , Wallsend, NE28 6PJ

** 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. **

** NEWLY REFURBISHED THROUGHOUT & READY TO MOVE INTO ** FANTASTIC FIRST TIME BUY **

** CLOSE TO SHOPS - SCHOOLS - BUS SERVICES AND METRO STATION ** TWO BEDROOMS **

** MODERN KITCHEN & BATHROOM ** NEW FLOORING THROUGHOUT ** SHARED YARD TO REAR **

** COUNCIL TAX BAND A ** 999 YEAR LEASE ** NO GROUND RENT ** ENERGY RATING D **

Price £80,000



- Two Bedroom Ground Floor Flat
- Ready To Move Into
- Newly Refurbished Throughout
- Close To Shops & Local Amenities
- Great First Time Buy
- Shared Yard To Rear - Chain Free

- Council Tax Band A

Entrance Lobby

Double glazed entrance door, half glazed inner door leading into the hallway.

Hallway

Storage cupboard, radiator.

Lounge

14'5" x 12'8" (4.40 x 3.88)

Double glazed window, radiators.

Kitchen

10'8" x 7'1" (3.27 x 2.17)

Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, sink unit.

Double glazed window, external door to the rear yard.

Bathroom

8'0" x 3'8" + 7'4" x 3'0" (2.44 x 1.13 + 2.24 x 0.92)

Comprising; bath with shower over and WC, part tiled walls, double glazed window, radiator. There is a separate area with the wash basin.

Bedroom 1

13'8" + bay x 13'3" (4.19 + bay x 4.05)

Double glazed bay window, coving and rose to ceiling, radiator.

- 999 Year Lease From 1993

Bedroom 2

10'11" x 7'3" (3.33 x 2.23)

Double glazed window, radiator.

External

Externally there is a shared yard to the rear.

Lease Information

The property has a 999 year lease dated for 19/02/1993 there is 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>

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile Indoor: EE - Likely Three -

Likely 02 - Limited Vodafone - Limited

Mobile Outdoor: EE - Likely Three -

Likely 02 - Likley Vodafone - Likely

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

- Energy Rating D

FLOOD RISK:

Yearly chance of flooding:

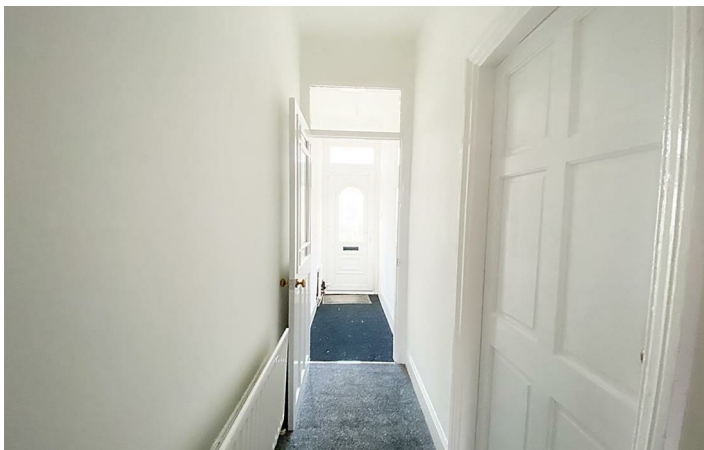
Rivers and the sea: Very low.

Surface water: Very low.

CONSTRUCTION:

Traditional

This information must be confirmed via our surveyor.



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	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC