



## 58 Deneholm

Holy Cross, Wallsend, NE28 7HD

**\*\* CHAIN FREE \*\* WELL PRESENTED \*\* TWO BEDROOM FIRST FLOOR FLAT WITH GARDEN \*\***

**\*\* GREAT FIRST BUY \*\* CLOSE TO LOCAL AMENITIES, SCHOOLS AND MAJOR ROAD LINKS \*\***

**\*\* OPEN ASPECT TO REAR \*\* 999 YEAR PEPPERCORN LEASE FROM 20.6.2003 \*\*COUNCIL TAX BAND A\*\***

**\*\* ENERGY RATING TBC \*\***

**Offers Over £100,000**



- Two Double Bedrooms
- Well Presented
- 999 Year Lease from 20/06/2003
- Chain Free
- Open Aspect To Rear
- Energy Rating TBC
- Great First Buy
- Private Rear Garden
- Council Tax Band A

#### Entrance

Entrance door, stairs to the first floor, double glazed window and landing.

hand basin. Part tiled walls, tiled floor, double glazed window and radiator.

Surface water: Very low.  
Rivers and the sea: Very low.

#### Landing

Access to lounge, bedrooms, bathroom and loft which has pull down ladders, lighting and is boarded for storage.

#### External

Externally there is a private garden to the rear which is has artificial turf, a fenced perimeter and shed for storage.

#### CONSTRUCTION:

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

#### Lounge

14'4" x 11'6" (4.36 x 3.51)  
Double glazed window, radiator laminate flooring, cupboard.

#### Lease

The property has a 999 year lease dated from 20/06/2003 with a peppercorn rent.

#### Kitchen

11'7" x 6'5" (3.54 x 1.96)  
Fitted with a range of wall and base units with work surfaces over, sink unit, plumbed for washing machine. Double glazed window, radiator and laminate flooring.

#### 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, variable in-home  
O2-Good outdoor  
Three-UK-Good outdoor, variable in-home  
Vodafone-Good outdoor

#### Bedroom 1

11'6" 11'5" + bay (3.51 3.49 + bay)  
Double glazed bay window, radiator.

#### Bedroom 2

11'7" max x 11'5" max (3.53 max x 3.48 max)  
Double glazed bay window, radiator.

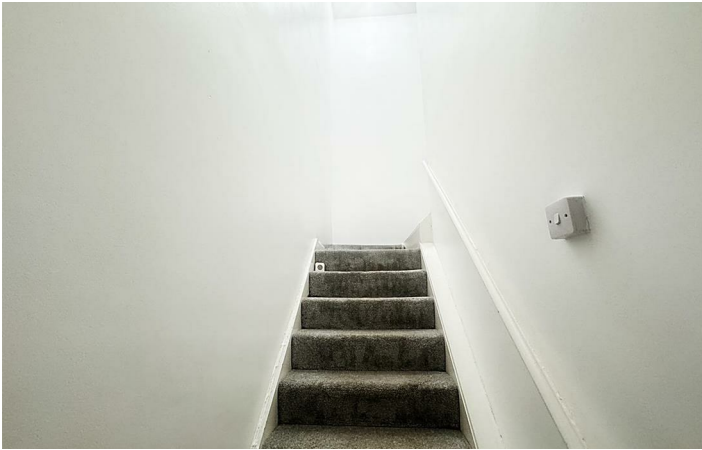
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

#### Bathroom

8'0" x 5'7" (2.44 x 1.71)  
Comprising; bath, WC and wash

FLOOD RISK:  
Yearly chance of flooding:











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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC