



23 Albert Avenue , Wallsend, NE28 8RZ

**** SPACIOUS ONE BEDROOM GROUND FLOOR FLAT ** GREAT FIRST TIME BUY ****

**** SHORT WALK TO NEARBY METRO STATION AND RICHARDSON DEES PARK** SHARED YARD ****

**** CLOSE TO LOCAL AMENITIES ** 999 YEAR PEPPERCORN LEASE from 30 March 1998 ****

**** COUNCIL TAX BAND A ** ENERGY RATING D ****

Offers Over £70,000



- One Double Bedroom
- Short Walk to Metro Station and Richardson Dees Park
- Energy Rating D

Entrance

Half glazed entrance door.

Hallway

Storage cupboard, radiator, access to bedroom and lounge.

Lounge

17'2" max x 13'9" max (5.24 max x 4.20 max)

Double glazed window, radiator.

Kitchen

13'5" x 6'9" (4.09 x 2.07)

Fitted with wall and base units with work surfaces over, integrated oven and hob with extractor hood over, single drainer sink unit. Double glazed window, tiling to floor.

Rear Lobby

Tiling to floor, external door leading to the rear yard.

Bathroom

7'3" x 5'11" (2.21 x 1.81)

Comprising; bath with shower over, WC and wash hand basin. Tiling to walls and floor, double glazed window, radiator.

Bedroom

15'2" x 10'3" (4.63 x 3.13)

Double glazed window, coving to ceiling, radiator.

- Spacious Lounge
- Great First Buy
- Shared Yard

External

Externally there is a shared yard to the rear.

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>

Various factors can affect coverage, from 30 March 1998 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 and in-home
Three- Good outdoor, variable 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:

- Close to Local Amenities
- Council Tax Band A

- 999 Year Peppercorn Lease from 30.03.1998

Surface water: Very low.

Rivers and the sea: Very low.

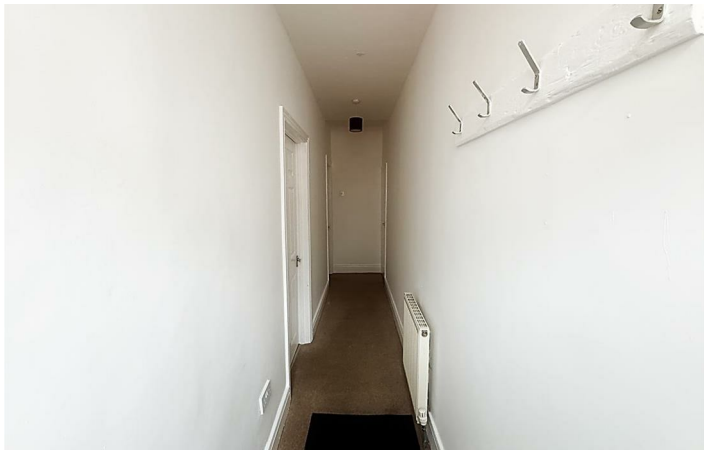
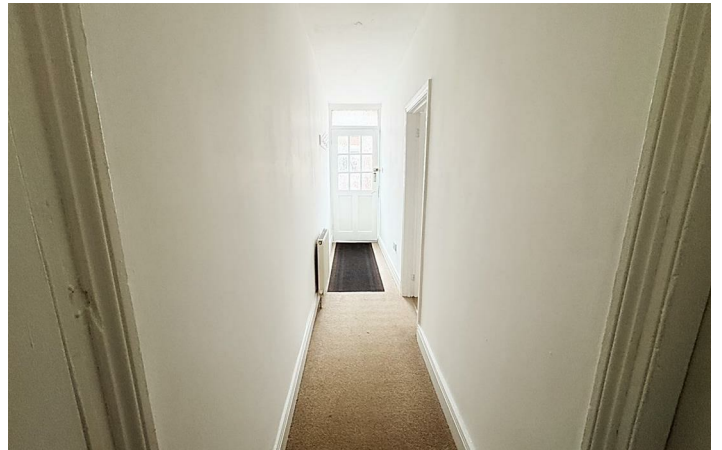
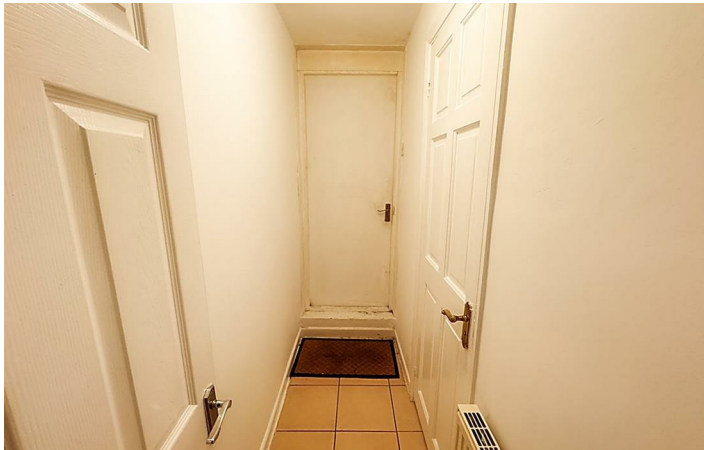
CONSTRUCTION:

Traditional

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

Lease

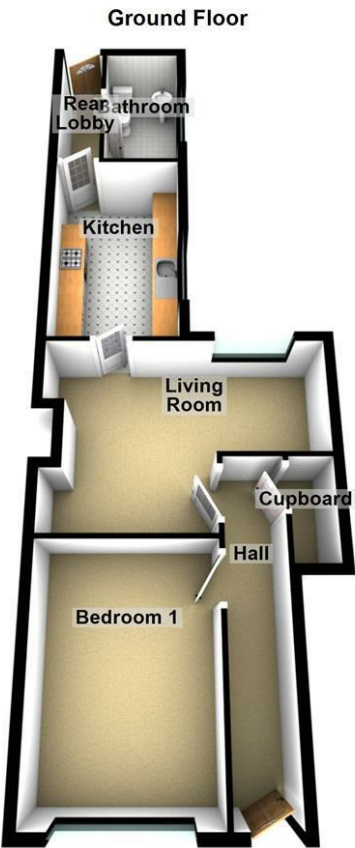
999 YEAR PEPPERCORN LEASE







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	63	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	