



31 Bellshill Close , Wallsend, NE28 9XA

** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH **

**** TWO BEDROOM GROUND FLOOR FLAT **** NEW BOILER FITTED 2022 **** GREAT FIRST TIME BUY ****
**** MODERN BATHROOM **** AMPLE STORAGE SPACE **** CLOSE TO LOCAL AMENITIES ****

We offer for sale this two-bedroom ground-floor flat, which is nicely positioned on the popular Hadrian Park Estate. The property offers spacious living accommodation with ample storage space, and a new boiler was fitted in 2022.

Hadrian Park is very well-placed for local amenities, there are nearby shopping facilities, bus services, and excellent road links. Briefly, the property comprises; a hallway, lounge, kitchen, bathroom, and two bedrooms. Externally there is a shared communal area. Council tax band A. Energy rating C. 125-year lease from 2003.

Price £75,000

31 Bellshill Close

, Wallsend, NE28 9XA



- Ground Floor Flat
- Popular Location
- 125 Year Lease From 2003
- Two Bedrooms
- Close To Amenities
- Council Tax Band A
- Ample Storage Space
- Great First Buy
- Energy Rating C

Hallway

Lounge

14'8" x 10'5" (4.49 x 3.19)

Kitchen

9'0" x 5'7" (2.75 x 1.72)

Bedroom 1

11'5" x 8'10" (3.49 x 2.70)

Bedroom 2

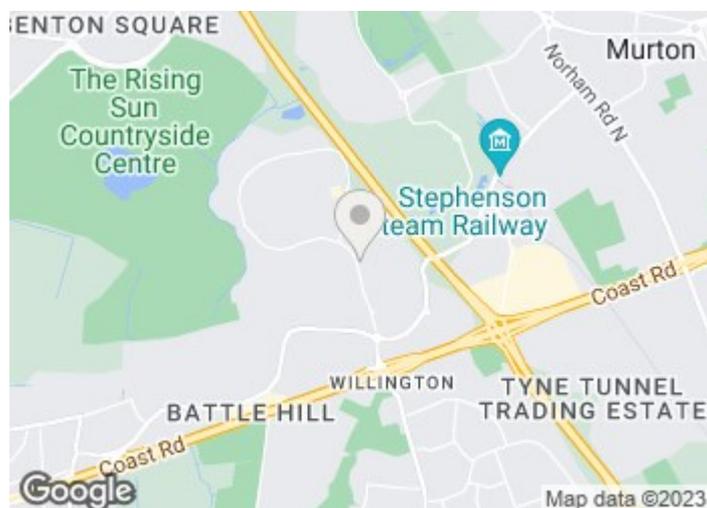
8'4" x 7'4" (2.55 x 2.26)

Bathroom

6'11" x 5'5" (2.13 x 1.66)

External

Lease & Service Charge

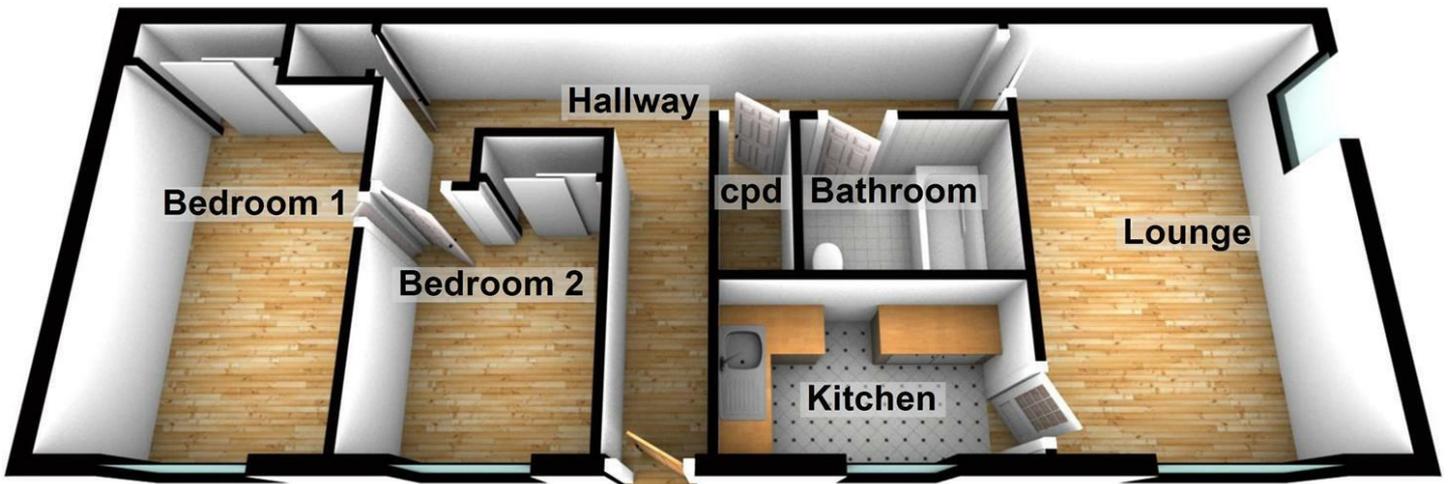


Directions



Floor Plan

Ground Floor



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		76	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	