

## 56 Elton Street East , Wallsend, NE28 8QU

**\*\* TWO BEDROOM GROUND FLOOR FLAT \*\* CHAIN FREE \*\* PRIVATE YARD TO REAR \*\***

**\*\* WALKING DISTANCE TO SHOPS, BUS SERVICES, HEALTH CENTRE & METRO STATION \*\***

**\*\* IDEAL FIRST TIME BUY OR FOR SOMEONE WHO IS LOOKING TO DOWNSIZE \*\* ENERGY RATING C \*\***

**\*\* 999 YEAR LEASE FROM 1988 \*\* COUNCIL TAX BAND A \*\***

**Offers Over £85,000**



- Two Bedroom Ground Floor Flat
- Nearby Metro Station
- 999 Year Lease From 1988

#### Hallway

Double glazed entrance door, radiator.

#### Lounge

4.13 x 3.78

Double glazed window, fireplace with inset fire, radiator, and cupboard housing the boiler.

#### Kitchen

4.18 x 1.45

Fitted with wall and base units with work surfaces over and sink unit, integrated oven and hob, part tiled walls, radiator, double glazed window and external door to the rear garden.

#### Shower Room

Comprising; shower cubicle, WC and wash hand basin. with built-under storage, double glazed window and ladder style radiator.

#### Bedroom 1

3.73 x 2.78

Double glazed window, radiator and cupboard.

#### Bedroom 2

3.72 x 2.43

Double glazed window, radiator.

- Ideal First Time Buy
- Chain Free
- Council Tax Band A

#### External

Externally the rear has paving and artificial grass.

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

##### CONSTRUCTION:

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

- Close To Shops, Bus Services & Health Centre
- Private Yard To Rear
- Energy Rating C

#### Lease Information

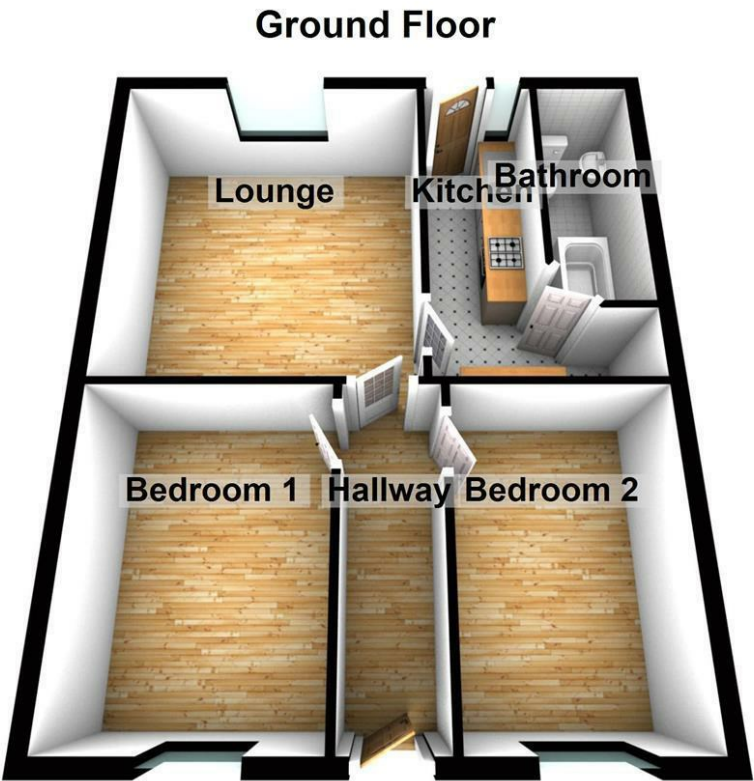
The property has a 999 year lease dated from 29/04/1988 with a peppercorn rent.







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                                   | 71      | 75                      |
| (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 |