



## 117 North Road , Wallsend, NE28 8RH

\*\*\*\* GUIDE PRICE £65,000 - £75,000 \*\*\*\*

\*\* TWO BEDROOM GROUND FLOOR FLAT \*\* LOVELY LOCATION CLOSE TO RICHARDSON DEES PARK \*\*

\*\* PRIVATE SOUTH FACING YARD TO REAR \*\* CHAIN FREE \*\* SOME UPDATING IS REQUIRED \*\*

\*\* COUNCIL TAX BAND A \*\* FREEHOLD A LEASE WILL BE CREATED FOR NEW BUYER \*\* EPC TBC \*\*

**Price Guide £65,000**



- Guide Price £65,000 - £75,000
- Private South Facing Yard To Rear
- Freehold A Lease Will Need To Be Created

#### Hallway

Double glazed entrance door, storage cupboard, radiator.

#### Lounge

14'11" x 13'8" (4.57 x 4.17)

Double glazed window, gas fire, cupboard, radiator.

#### Kitchen

10'3" x 8'9" (3.13 x 2.68)

Base unit with work surface and sink, double glazed window cupboard and external door to the rear yard.

#### Inner Lobby

Access to the bathroom.

#### Bathroom

6'11" x 5'6" (2.13 x 1.70)

Comprising; bath, WC, wash hand basin, double glazed window and part tiled walls.

#### Bedroom 1

14'10" x 14'7" (4.54 x 4.45)

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

#### Bedroom 2

11'3" x 7'9" (3.45 x 2.37)

Double glazed window, radiator.

#### External

Externally there is a small town

- Two Bedroom Ground Floor Flat
- Close To Richardson Dees Park
- Council Tax Band A

garden to the front and a private yard to the rear which is south facing.

#### Tenure

The property is currently freehold, a lease will need to be created for a new buyer.

#### 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 and 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.

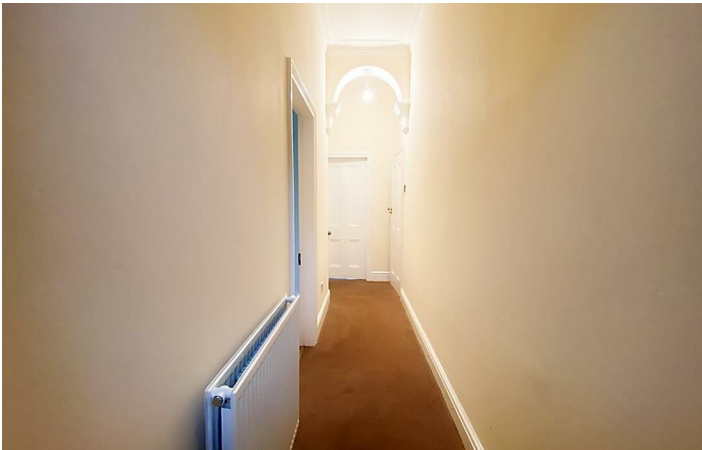
- Nearby Shops, Bus Services & Metro
- Updating Is Required - Ideal Investment
- Energy Rating TBC

#### CONSTRUCTION:

Traditional

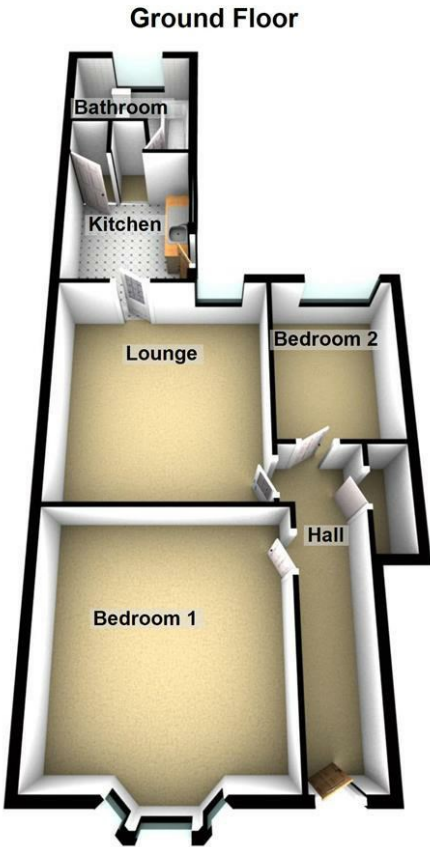
This information must be confirmed via your surveyor and legal representative.







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