



**2 North Road  
, Wallsend, NE28 8LF**

**\*\* AVAILABLE NOW \*\* UNFURNISHED \*\* TWO BEDROOM MID TERRACE HOUSE \*\* REAR YARD \*\***

**\*\* GOOD LOCATION \*\* CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS \*\***

**\*\* COUNCIL TAX BAND A \*\* ENERGY RATING D \*\* DEPOSIT £850 \*\***

**£800 Per Month**



- Unfurnished
- Garden & Yard
- Council Tax Band A

- Available Now
- Good Location
- Energy Rating D

- Two Bedroom Mid Terrace House
- Close to Schools, Local Amenities and Transport Links
- Deposit £850

#### Entrance

Double glazed entrance door with window to the side, inner door leading into the lounge.

#### Living Room

14'6" x 11'10" + 7'1" x 4'4" (4.42m x 3.61m + 2.16m x 1.32m)

Double glazed window, stairs to the first floor landing, laminate flooring, radiators and external door leading to the rear yard.

#### Kitchen

7'1" x 6'5" (2.18 x 1.98)

Fitted with wall and base units with work surfaces over, integrated oven and hob, sink. Double glazed window, tiling to walls.

#### Stairs to First Floor

Double glazed window, access to the loft.

#### Bedroom 1

8'8" x 11'5" (2.65 x 3.50)

Double glazed window, cupboard with hanging rail, radiator.

#### Bedroom 2

9'8" x 5'10" (2.96 x 1.79)

Double glazed window, radiator.

#### Shower Room

6'10" x 5'7" (2.10 x 1.71)

Comprising; shower, WC and wash hand basin. Total: £1650.00 (inclusive of VAT)

Double glazed window, part panelled walls, radiator.

#### External

Externally there is a small garden area to the front and a 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>

Broadband: Highest available Speeds:

Download: 1000 Mbps Upload: 1000 Mbps

Mobile Indoor: EE - Likely Three - Likely 02 - Likley Vodafone - Likely

Mobile Outdoor: EE - Likely Three - Likely 02 -

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.

#### Example

We require one month's rent as a damage deposit (+£50)

VAT is calculated at the prevailing rate of 20%

Based on a rent of £800 pcm

One month's rent in advance: £800.00

Damage Deposit: £850.00

The damage deposit will be returnable via the landlord and is subject to satisfactory inventory check and evidence of the final payment of utilities.

#### PROPERTYMARK

next2buy Ltd is a member of Propertymark. Client money protection (CMP) provided by:

PROPERTYMARK Scheme Reference:

C0011788.

The Propertymark Conduct and Membership

Rules can be found here:

[www.propertymark.co.uk/professional-standards/rules.html#obligations](http://www.propertymark.co.uk/professional-standards/rules.html#obligations).

We are also a member of The Property Ombudsman for independent redress.

#### Reservation

We require a holding deposit of £100.00 (inclusive of vat) which will secure a property whilst we carry out reference checks via a specialist firm. Should the reference checks be unacceptable, for any reason, or the applicant withdraws their interest in the property, the holding deposit paid will be forfeited in full. Holding fees are non-refundable and non-transferable.

NB - The holding deposit is refundable in the following circumstances;

IN FULL - If the offer is not accepted by the Landlord, or the Landlord withdraws the property.

Where the tenant provides false or misleading information and the Landlord is unable to re-let the property by the proposed move in date, a charge will be levied to cover all of the landlord's cost up to a maximum of the deposit paid. If after 48 hours the tenant withdraws their offer, and the Landlord is unable to re-let the property by the proposed move in date, then a charge will be levied to cover the landlord's costs of up to a maximum charge of the deposit paid.

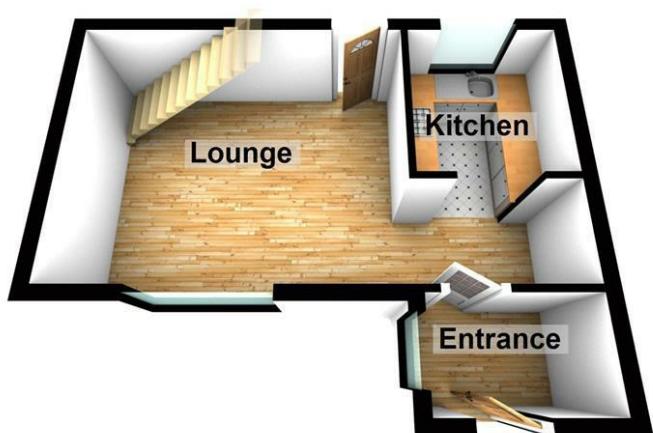
#### Obligations

The tenant is responsible (unless otherwise informed) for the connection, setting up and payment of all utilities including electric, gas, water, telephone, and is responsible for Council Tax.

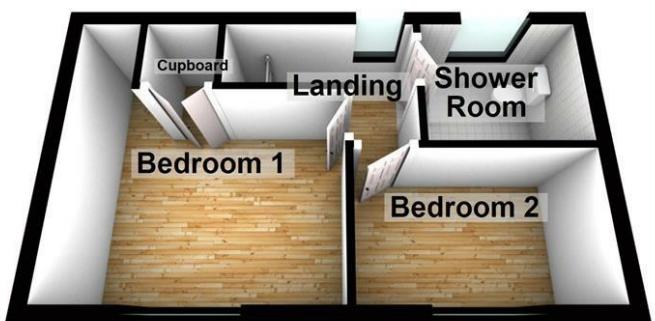


## Floor Plan

**Ground Floor**



**First 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 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	89
(81-91)	B	
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	