



27 Forrest Road , Wallsend, NE28 8PZ

**** 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 FIRST FLOOR FLAT ** NEWLY DECORATED AND CARPETED ** GREAT FIRST TIME BUY **

CONVENIENT LOCATION CLOSE TO ALL AMENITIES ** NEARBY SHOPS, SCHOOLS, BUS SERVICES AND METRO

STATION ** CHAIN FREE ** LOUNGE ** KITCHEN ** TWO BEDROOMS ** BATHROOM ** GARDEN AREA TO SIDE

ENERGY RATING D ** COUNCIL TAX BAND A ** 999 YEAR LEASE FROM 1983

Offers Over £94,950

27 Forrest Road

, Wallsend, NE28 8PZ



- First Floor Flat
- Garden At Side
- 999 Year Peppercorn Lease From 8th July 1983
- Two Bedrooms
- Close To Town Centre
- Council Tax Band A
- Newly Decorated & Carpeted
- Chain Free
- Energy Rating D

Entrance

Lease

Lounge

13'8" + bay x 11'8" (4.17 + bay x 3.56)

Kitchen

7'2" x 10'0" (2.19 x 3.05)

Bathroom

4'9" x 6'8" (1.45 x 2.03)

Bedroom 1

14'7" x 12'9" into alcove (4.47 x 3.89 into alcove)

Bedroom 2

10'0" x 7'7" (3.05 x 2.32)

Garden



Directions





Floor Plan

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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | 74 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |