

97 Coldstream Gardens

Howdon, Wallsend, NE28 0LL

**** 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 ** RECENTLY DECORATED ** ** MODERN KITCHEN &**

BATHROOM ** REAR GARDEN WITH SOUTHERLY ASPECT ** NEARBY METRO STATION **

**** LOCAL AMENITIES NEARBY ** READY TO MOVE INTO ** EXCELLENT ROAD & TRANSPORT LINKS ****

Offers Over £90,000



- Coldstream Gardens
- Newly Decorated
- Great First Buy
- First Floor Flat
- Local Amenities Nearby
- Council Tax Band A
- Two Double Bedrooms
- Southerly Aspect Rear Garden
- Energy Rating D

Entrance Lobby

Double glazed entrance door, double glazed window, stairs to the first floor landing.

double glazed window, radiator, downlights to ceiling, modern cladding.

Landing

Central heating thermostat.

External

The rear garden is laid to lawn and benefits from a southerly aspect, patio area, wood enclosure fencing, outbuilding for storage.

Lounge

11'9" x 13'10" into bay (3.58 x 4.21 into bay)

Double glazed bay window, feature fire, picture rail, coving, radiator.

Broadband

<https://www.openreach.com/fibre-checker/my-products>

Kitchen

13'6" x 7'6"w (4.12 x 2.28w)

Double glazed window, fitted with a range of wall and floor units with work surfaces over, sink, integrated oven and hob with extractor hood over, downlights to ceiling, radiator.

Lease

999 year lease from 30th June 1989 with no ground rent.

Bedroom One

11'11" x 12'6" (3.64 x 3.81)

Double glazed window, radiator.

Bedroom Two

13'7" x 7'10" (4.13 x 2.39)

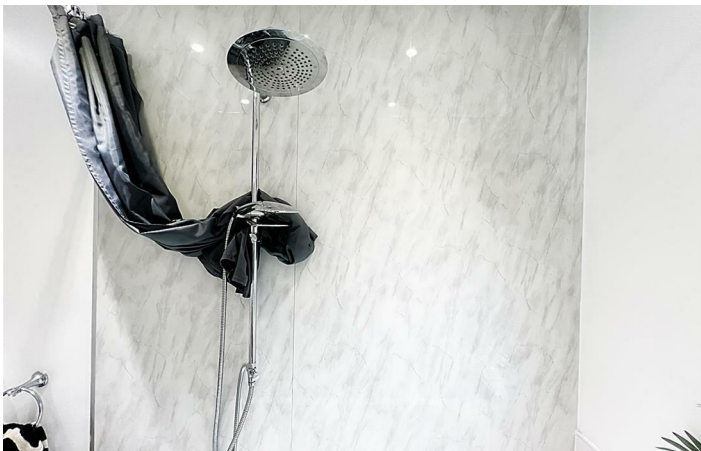
Double glazed window, coving to ceiling, cupboard.

Bathroom

10'0" x 4'8" (3.04 x 1.41)

Comprising; bath, low level WC, wash hand basin with mixer tap,





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		79
(69-80) C	66	
(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	