



## 58 Woodbine Avenue , Wallsend, NE28 8HB

**\*\* PLEASE SUBMIT YOUR BEST AND FINAL OFFER BY 2PM ON 23.03.2026 \*\***

**\*\* SUPERB THREE BEDROOM FIRST FLOOR FLAT \*\* NEWLY REFURBISHED & READY TO MOVE INTO \*\***

**\*\* VERSATILE ACCOMMODATION COULD BE USED AS TWO BEDROOMS & TWO RECEPTION ROOMS \*\***

**\*\* WALKING DISTANCE TO SHOPS, BUS SERVICES & WALLSEND METRO STATION \*\* CHAIN FREE \*\***

**\*\* PRIVATE YARD TO REAR \*\* HIGHLY POPULAR LOCATION \*\* FANTASTIC FIRST TIME BUY \*\***

**\*\* ENERGY RATING D \*\* COUNCIL TAX BAND A \*\* 999 YEAR LEASE FROM 1982 - NO GROUND RENT \*\***

**Offers Over £100,000**



- Three Bedroom First Floor Flat
- Close To Shops, Bus Services & Local Amenities
- 999 Year Lease From 1982
- Newly Refurbished & Ready To Move Into
- Nearby Metro Station
- Council Tax Band A
- Fantastic First Time Buy
- Private Yard To Rear - Chain Free

• 999 Year Lease From 1982

**Entrance**  
Upvc entrance door, stairs to the first floor accommodation.

### Landing

Radiator, access to bedrooms and lounge.

### Lounge

15'9" x 13'1" (4.81 x 3.99)  
Double glazed window, feature fireplace, picture rail and ceiling rose, cupboard to alcove, radiator. ( could also be used as a dining room )

### Kitchen

11'5" x 7'10" (3.49 x 2.39)  
Fitted with a range of wall and base units with contrasting work surfaces over and sink unit, integrated oven and hob with extractor hood over, double glazed window, radiator and door to rear stairs.

### Bathroom

8'1" x 6'9" (2.48 x 2.07)  
Comprising; bath with panelling and shower over, WC and wash hand basin, double glazed window and ladder style radiator.

### Bedroom 1

14'4" x 13'9" (4.39 x 4.20)  
Double glazed bay window, feature

• Council Tax Band A fireplace with tiled inset, picture rail, coving to ceiling, radiator. ( could also be used as a lounge )

### Bedroom 2

11'10" x 8'9" (3.61 x 2.67)  
Double glazed window, radiator.

### Bedroom 3

9'2" x 8'0" (2.80 x 2.46)  
Double glazed window, radiator.

### External

Externally there is a private yard to the rear.

### Lease Information

The property has a 999 year lease dated from 14/12/1982 no ground rent is payable.

### 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

• Energy Rating D  
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.

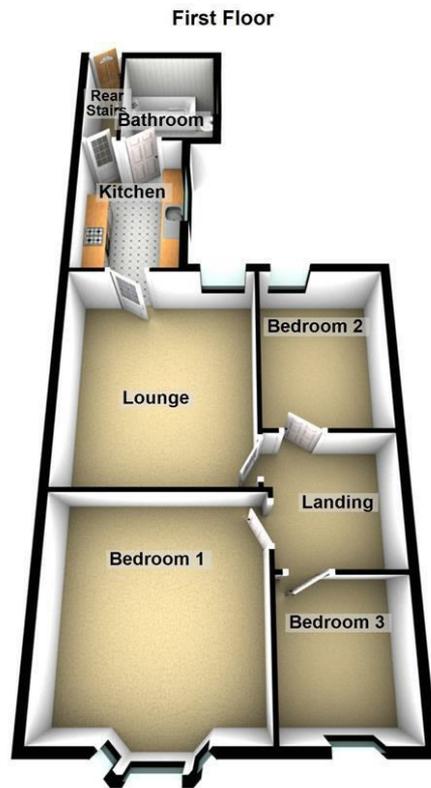
### CONSTRUCTION:

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





# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	