

35 Deneholm

Holy Cross, Wallsend, NE28 7HE

**** 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 ** READY TO MOVE INTO ** GREAT FIRST TIME BUY ****

**** RECENTLY FITTED KITCHEN WITH INTERGRATED APPLIANCES ** OFF STREET PARKING ****

**** SOUTHERLY ASPECT GARDEN TO REAR ** CLOSE TO LOCAL AMENITIES ** ENERGY RATING C ****

**** LONG LEASEHOLD 999 years from 2003 PEPPERCORN LEASE ** COUNCIL TAX BAND A ****

Offers Over £90,000



- Two Bedroom First Floor Flat
- Ideal First Buy
- Close to Local Amenities and Transport Links
- Ready to Move Into
- Recently fitted Kitchen with Integrated Appliances
- Energy Rating C
- Southerly Aspect Rear Garden
- Off Street Parking
- Council Tax Band A

Entrance

Composite door at side of property, stairs to first floor landing - radiator and storage cupboard, leading to..

Living Room

14'4" x 11'5" (4.36 x 3.49)

Double glazed window, radiator, storage cupboard and LVT flooring.

Kitchen

11'7" x 6'11" (3.54 x 2.13)

Double glazed window, LVT flooring, range of floor and wall units, counter tops, sink, electric oven, hob and extractor hood. Includes integrated Fridge Freezer and Dishwasher.

Bathroom

5'2" x 8'4" (1.59 x 2.56)

Double glazed window, part tiled walls, radiator, WC, wash hand basin, bath with overhead shower.

Bedroom 1

11'5" x 14'0" into bay (3.49 x 4.29 into bay)

Double glazed bay window, and radiator. Including wardrobes.

Bedroom 2

11'7" x 11'7" (3.55 x 3.55)

Double glazed window, radiator. Built in storage cupboard.

Landing

Leading to all rooms.

External

There is off street parking to the front and garden to the rear, fenced and with a decked area and some artificial turf. The garden is south facing.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile: Indoor EE>Limited Three>

Limited 02>None Vodafone>Limited

Outdoor EE>Likely Three> Likely

02>Likely Vodafone>Likely

Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

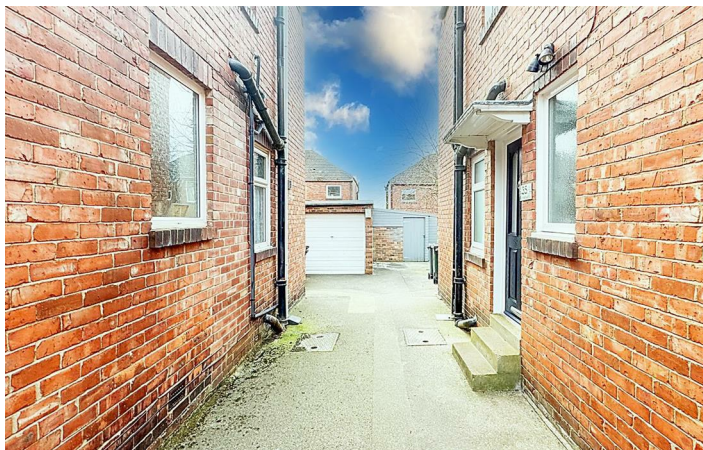
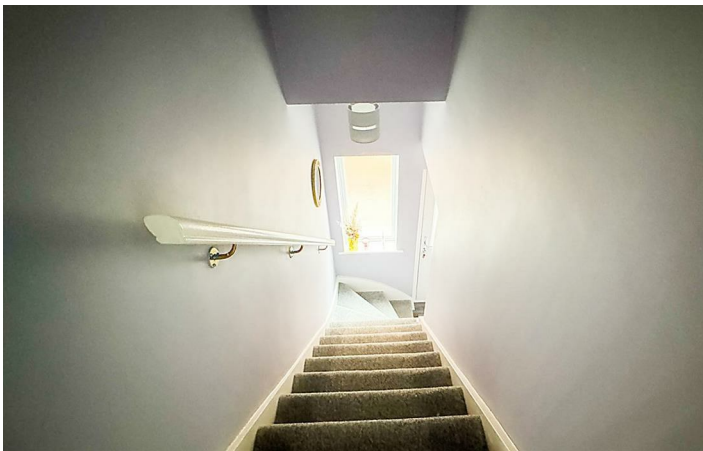
Rivers and the sea: Very Low

Surface water: Very Low

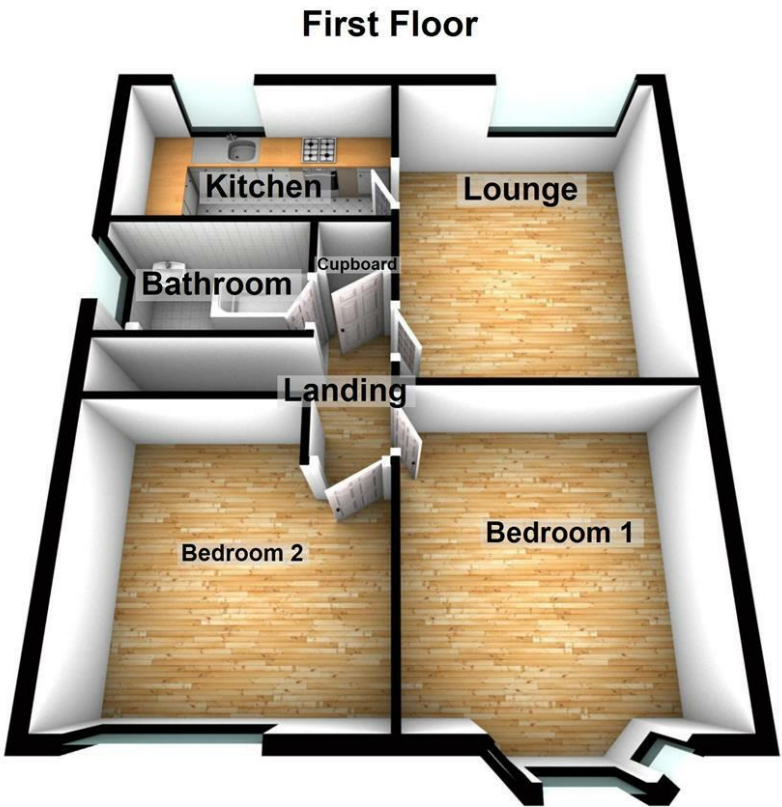
Leasehold Information

999 year Peppercorn Lease from 28.2.2003





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	77	77
(69-80) C		
(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