



## 11 Philiphaugh , Wallsend, NE28 6BX

\*\* 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! \*\*

CHAIN FREE, this two bedroom GROUND FLOOR FLAT is for sale and will make a great 1st buy or rental vehicle. It has been rented previously and is a little tired, it will need some decoration and refurbishment, hence the attractive price. The flat has two bedroom, a living room, a good sized kitchen and a bathroom. Outside, there is a PRIVATE REAR YARD.

Philiphaugh is with walking distance of Wallsend METRO STATION, and BUS TERMINUS, as well as other local amenities; shopping, library, medical services and restaurants. In addition, Virgin media advertise a broadband speed of 630Mb in this location. LEASEHOLD - 999 years from 2004 (981 years remaining), council tax band A, Energy Rating D. Call next2buy Ltd to arrange a viewing - 0191 2953322.

Offers Over £61,950

# 11 Philiphaugh

, Wallsend, NE28 6BX



- No Onward Chain
- Two Bedrooms
- Convenient Location
- Long Leasehold- Peppercorn
- Great 1st Buy
- Works Needed
- Private Rear Yard
- Rental Potential
- Energy Rating D

## The Property Comprises

### Entrance

### Living Room

14'8" x 13'2" (4.47 x 4.01)

### Kitchen

10'10" x 8'3" (3.30 x 2.52)

### Rear Lobby

### Bathroom

7'11" x 6'1" (2.41 x 1.86)

### Bedroom 1

14'10" + bay x 13'5" (4.53 + bay x 4.08)

### Bedroom 2

11'0" x 9'5" (3.36 x 2.87)

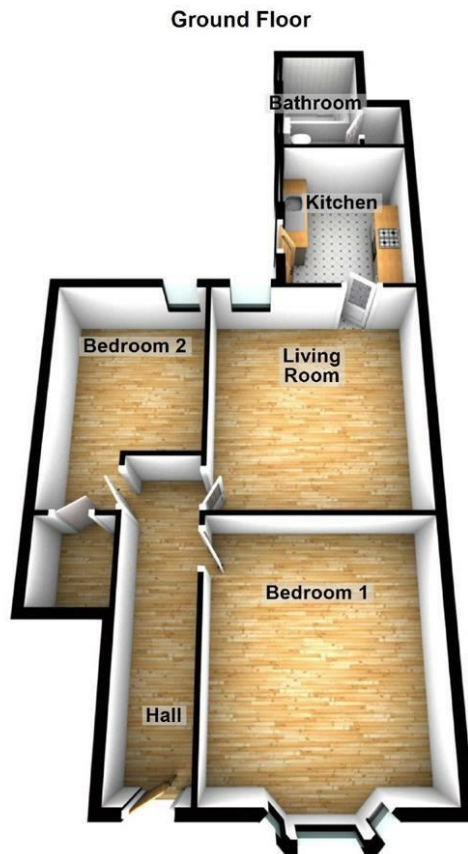
### Externally



## Directions



# 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	