



## 1 Albert Avenue , Wallsend, NE28 8RZ

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

\*\* SOLD AS SEEN \*\* TWO BEDROOM END TERRACE HOUSE \*\* EXCELLENT RENTAL POTENTIAL \*\*

\*\* CURRENTLY TENANTED BUT TO BE SOLD VACANT POSSESSION \*\* CURRENT RENT £700 PCM \*\*

\*\* FREEHOLD \*\* COUNCIL TAX BAND A \*\* EPC RATING TBC \*\*

Offers Over £95,000



- Two Bedroom End Terrace House
- Excellent Road & Transport Links
- Council Tax Band A
- Spacious Rooms
- Close To Amenities
- EPC Rating TBC
- Private Yard
- Rental Potential 750 pcm
- Sold As Seen

**Entrance**

Double glazed entrance door.

**Lounge**

17'3" x 8'11" (5.28 x 2.73)

Double glazed window, cupboard, radiator, wood effect flooring.

**Kitchen**

24'3" x 10'3" max (7.40 x 3.14 max)

Double glazed windows, wall and floor units with work tops over, sink, integrated oven & hob, extractor hood, tiling to walls, wood effect flooring, cupboard.

**Landing**

**Bedroom 1**

9'5" max x 20'11" (2.89 max x 6.38)

Double glazed window, radiator.

**Bedroom 2**

12'8" x 10'1" max (3.88 x 3.08 max)

Double glazed window, radiator.

**Bathroom**

7'8" x 7'5" (2.34 x 2.28)

Comprising: WC, wash hand basin, bath with overhead shower, ladder style radiator, part tiled walls.

**External**

There is a small private rear yard with side access gate.

**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>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

- EE- Good outdoor, variable in-home
- O2- Good outdoor and in-home
- Three- Good outdoor
- Vodafone - Good outdoor and in-home

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.

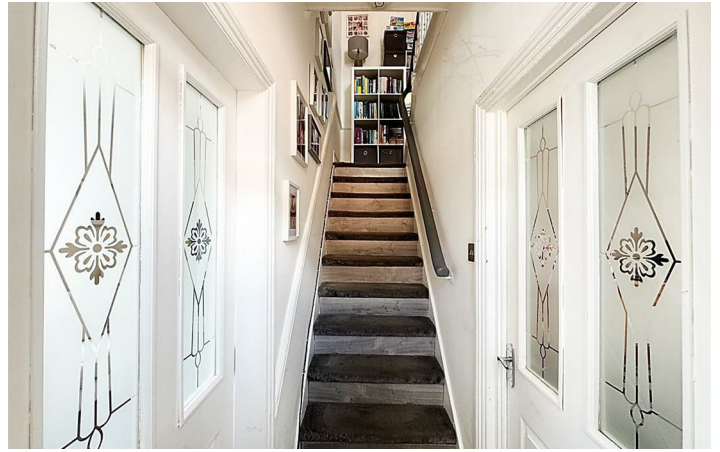
**CONSTRUCTION:**

Traditional

This information must be confirmed

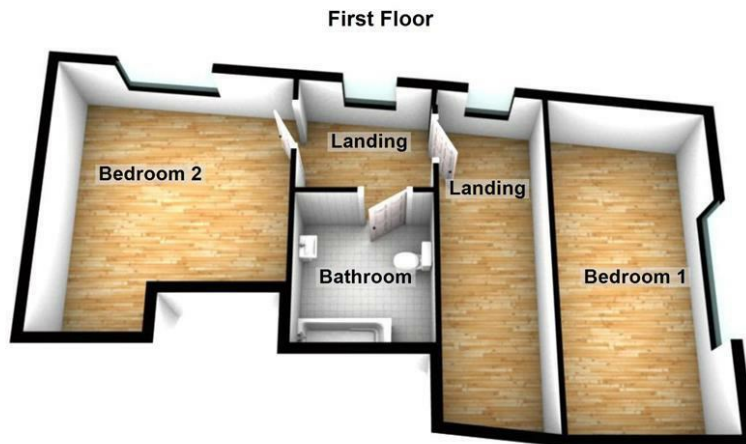
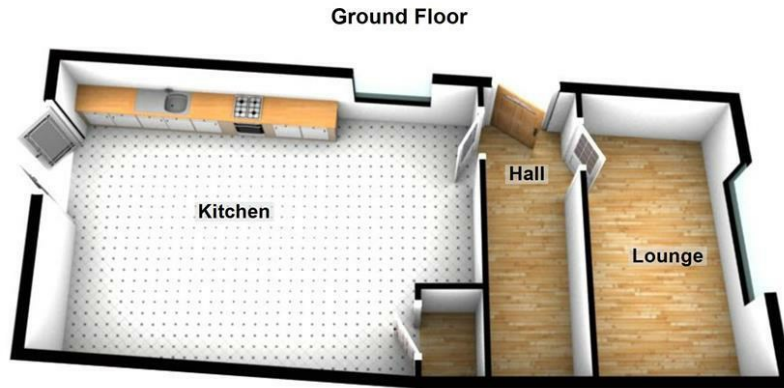
via your surveyor and legal

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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 100px; height: 10px; background-color: #2e8b57; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #90ee90; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #90ee90; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ffff00; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ffcc00; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ff4500; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ff0000;"></div> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	