

336 High Street East , Wallsend, NE28 7JZ

** SOUTH FACING PRIVATE REAR GARDEN ** TWO DOUBLE BEDROOMS ** FIRST FLOOR FLAT **

** MODERN BATHROOM AND KITCHEN ** READY TO MOVE INTO ** GREAT FIRST TIME BUY **

** CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS ** COUNCIL TAX BAND A **

** ENERGY RATING C ** 125 YEAR LEASE FROM 26.03.2018 **

**HADRIAN ROAD METRO STATION APPROX 0.3 miles & WALLSEND METRO STATION APPROX 0.6 miles **

Offers Over £75,000



- Two Double Bedrooms
- Great First Time Buy
- Council Tax Band A

- Private Rear Garden
- Close to Local Amenities, Schools and Transport Links
- Energy Rating

- Ready to Move into
- Close to Wallsend Metro
- Leasehold 125 Years from 26.03.2018

Entrance

UPVC door to inner lobby and stairs leading to hallway

Hallway

Double glazed window, radiator, laminate flooring, access to all rooms.

Bathroom

8'7" x 5'4" (2.64 x 1.64)

Two double glazed windows, ladder style radiator, tiled walls and floor, WC, wash hand basin, bath with overhead shower.

Lounge

13'5" x 11'9" (4.11 x 3.60)

Double glazed window, radiator, laminate flooring, cupboard housing boiler.

Kitchen

8'11" x 7'4" (2.72 x 2.26)

Double glazed window, fitted with range of modern base and wall units with sink, built in oven and hob with overhead extractor hood, plumbed for washing machine, vertical radiator and spot lights.

Bedroom 1

12'0" x 11'11" (3.68 x 3.64)

Double glazed window, radiator.

Bedroom 2

12'0" x 8'8" (3.67 x 2.65)

Double glazed window, radiator

External

To the front there is a communal fenced lawned area, private fenced entrance to upper and lower flats and to the rear there is a private southerly facing garden with artificial turf and decked area.

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 and in-home

O2 - Good outdoor

Three- Good outdoor and in-home

Vodafone - Good outdoor, variable 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.

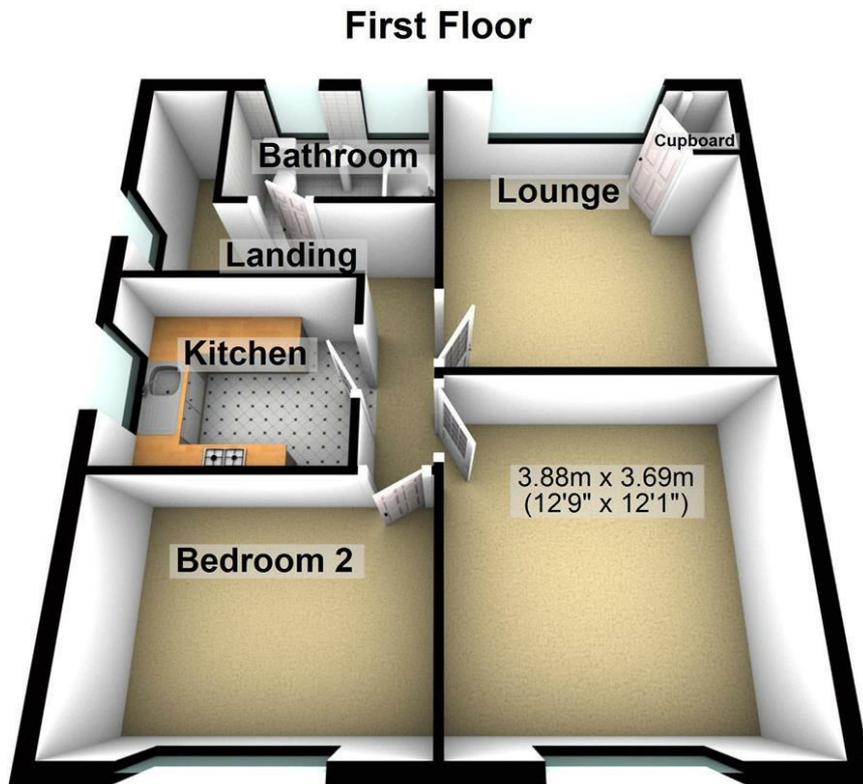
Leasehold

125 Years from 26.03.2018. We have been advised by seller current Service Charges are £349.35 per annum although this must be confirmed via your conveyancer.





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.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
 Tel: 0191 295 3322 Email: info@next2buy.com <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(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	