



138 Kings Road North

Kings Estate, Wallsend, NE28 9JH

**** 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 ** MODERN OPEN PLAN LIVING AREA ** WELL PRESENTED THROUGHOUT

& READY TO MOVE INTO ** POPULAR LOCATION CLOSE TO THE RSING SUN COUNTRY PARK ** PRIVATE

GARDENS TO THE FRONT & REAR ** SPACE FOR OFF STREET PARKING ** EXCELLENT TRANSPORT LINKS **

CHAIN FREE ** 999 YEAR LEASE FROM 28TH NOVEMBER 2003 ** COUNCIL TAX BAND A ** ENERGY RATING E **

Offers Around £94,950

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- First Floor Flat
 - Modern Kitchen & Bathroom
 - Council Tax Band A
- Two Bedrooms
 - Gardens Front & Rear
 - Leasehold 999 from 28th November 2003
- ModernOpen Plan Living Area
 - Space For Off Street Parking
 - Energy Rating E

Entrance

Lease Information

Landing

Lounge Area

21'1" x 11'2" (6.44 x 3.42)

Kitchen Area

Bathroom

8'2" x 4'3" (2.50 x 1.31)

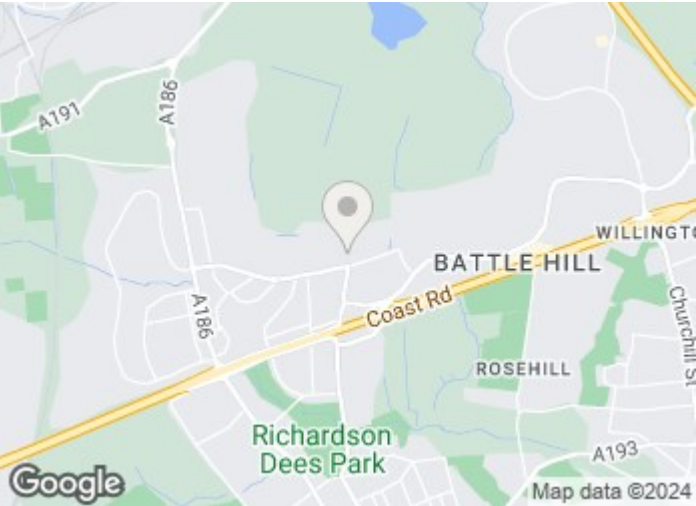
Bedroom 1

13'4" + bay x 10'4" (4.08 + bay x 3.17)

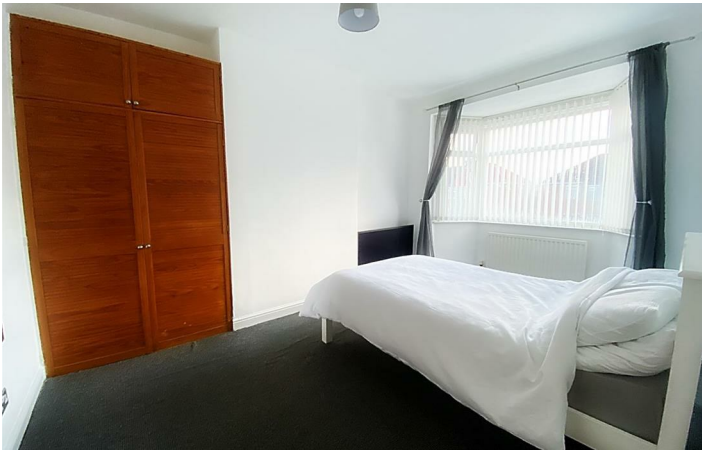
Bedroom 2

10'0" x 7'0" (3.05 x 2.15)

External

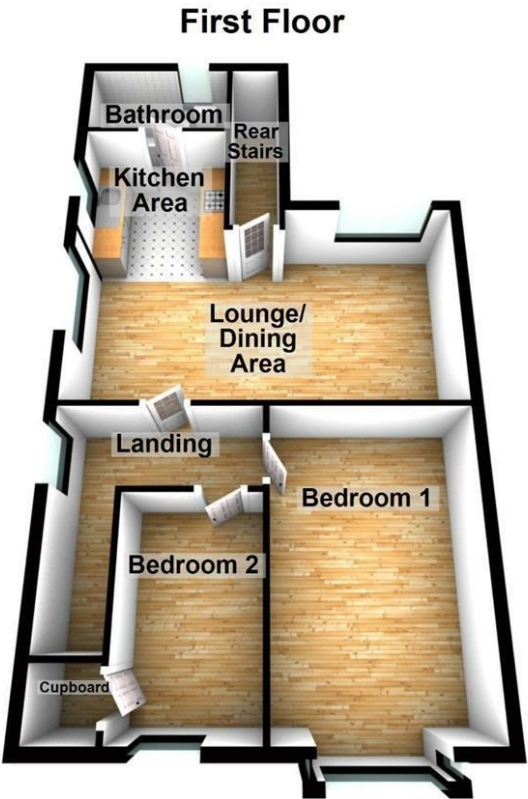


Directions





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 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		
(69-80) C		76
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC