

37 Cumberland Street , Wallsend, NE28 7SB

** SITUATED IN WALLSEND TOWN CENTRE ** CLOSE TO THE CONSERVATION AREA THE GREEN **

** TEN MINUTE WALK TO SHOPS AND BUS SERVICES ** WALLSEND METRO STATION 0.4 MILE **

** PRIVATE SOUTH FACING YARD TO REAR ** FANTASTIC FIRST TIME BUY OR BUY TO LET **

** RENTAL POTENTIAL £595 PCM ** CHAIN FREE ** 999 YEAR LEASE ** COUNCIL TAX BAND A **

** ENERGY RATING TBC **

Offers Over £65,000



- Situated In Wallsend Town Centre
- Ideal First Time Buy
- 999 Year Lease From 1987
- One Bedroom Ground Floor Flat
- 10 Minute Walk To Shops, Buses & Metro
- Council Tax Band A
- South Facing Private Yard To Rear
- Chain Free
- Energy Rating TBC

Entrance Lobby

Double glazed entrance door, half glazed inner door leading into the hallway.

Hallway

Laminate flooring, storage cupboard, radiator.

Lounge

14'7" x 12'10" (4.45 x 3.92)

Double glazed window, laminate flooring, radiator. Open plan to kitchen.

Kitchen

11'1" x 8'0" (3.39 x 2.44)

Fitted with a range of base units with work surfaces over and sink unit, space for slot in cooker with extractor hood over, double glazed window, tiled splash backs.

Rear Lobby

Storage cupboard, double glazed door leading to the rear yard.

Bathroom

7'2" x 6'10" (2.20 x 2.10)

Comprising; bath with shower over, WC and wash hand basin. Double glazed window, and radiator.

Bedroom

13'11" x 13'10" (4.26 x 4.23)

Double glazed window, coving and rose to ceiling, laminate flooring, radiator.

External

There is a private south facing yard to the rear.

Lease Information

The property has a 999 year lease dated from 07/03/1986 with a peppercorn rent.

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>

EE-Good outdoor and in-home

O2-Good outdoor

Three-UK-Good outdoor, variable in-home

Vodafone-Good outdoor

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

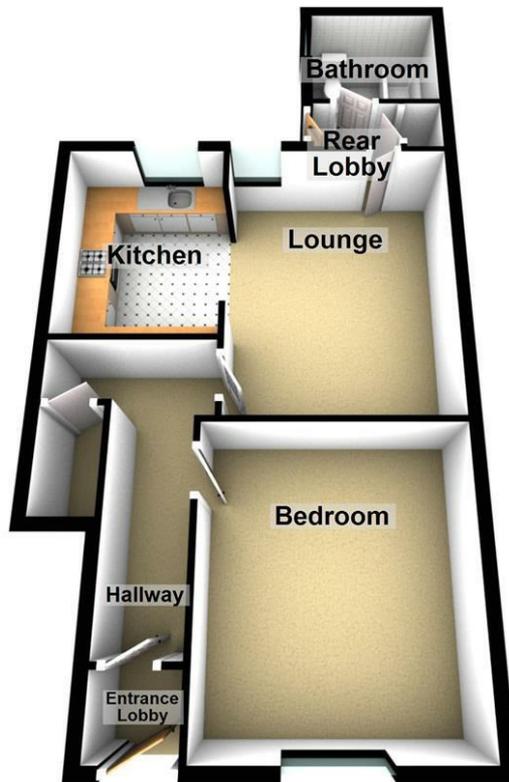
This information must be confirmed via your surveyor and legal representative.





Floor Plan

Ground Floor



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