



## 40 Laurel Street , Wallsend, NE28 6TQ

\*\* 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 \*\*

\*\* GUIDE PRICE £75,000 - £80,000 \*\*

\*\* THREE BEDROOM FIRST FLOOR FLAT \*\* PRIVATE YARD TO REAR \*\* NEW BOILER FITTED 2022 \*\*

\*\* IDEAL FIRST TIME BUY \*\* CLOSE TO SHOPS - SCHOOLS - BUS SERVICES & METRO STATION \*\*

\*\* 999 YEAR LEASE FROM 1987 \*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\*

**Price Guide £75,000**



- \*\* Guide Price £75,000 - £80,000

- Ideal First Time Buy

- 999 Year Lease From 1987  
**Entrance**

Upvc entrance door, stairs to the first floor landing.

#### **Landing**

#### **Lounge**

14'6" x 12'1" (4.42 x 3.70)

Double glazed window, cupboard, radiator.

#### **Kitchen**

8'4" x 6'10" (2.56 x 2.09)

Double-glazed window, base unit with work surface over, integrated oven and hob with extractor hood over, sink unit, and stairs leading to the rear yard.

#### **Bedroom 1**

12'1" x 9'2" (3.70 x 2.81)

Double glazed window, radiator.

#### **Bedroom 2**

10'10" x 7'7" (3.32 x 2.32)

Double glazed window, radiator.

#### **Bedroom 3**

8'4" x 7'7" (2.56 x 2.32)

Double glazed window, radiator.

#### **Bathroom**

7'5" x 4'7" (2.27 x 1.42)

Bath with shower over, WC, wash hand basin, part tiled walls, tiling to floor and ladder style radiator.

- Three Bedroom First Floor Flat

- New Boiler Fitted In 2022

- Private Yard To Rear

- Council Tax Band A  
**External**

Externally there is a private yard to te rear.

#### **Lease Information**

The property has a 999 year lease dated from 27/10/1987. Ground rent is £5 per year.

#### **Broadband and Mobile**

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile: Indoor EE>Limited Three>

Likely 02>Likley Vodafone>Limited

Mobile: Outdoor EE>Likely Three>

Likely 02>Likley Vodafone>Likely

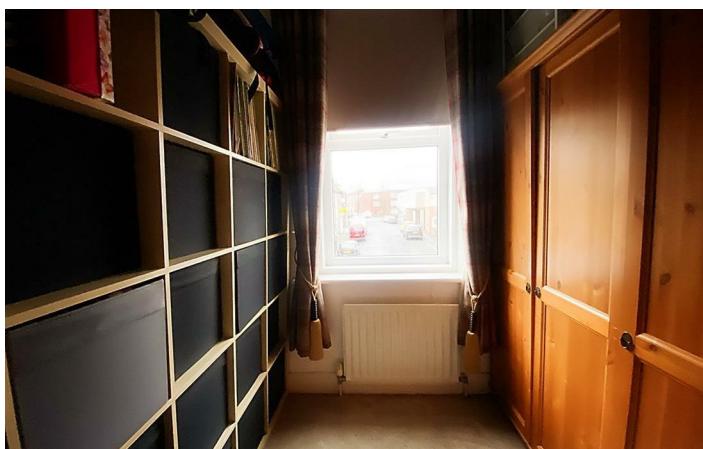
#### **Para - Flood Risks**

At the time of marketing this information is correct.

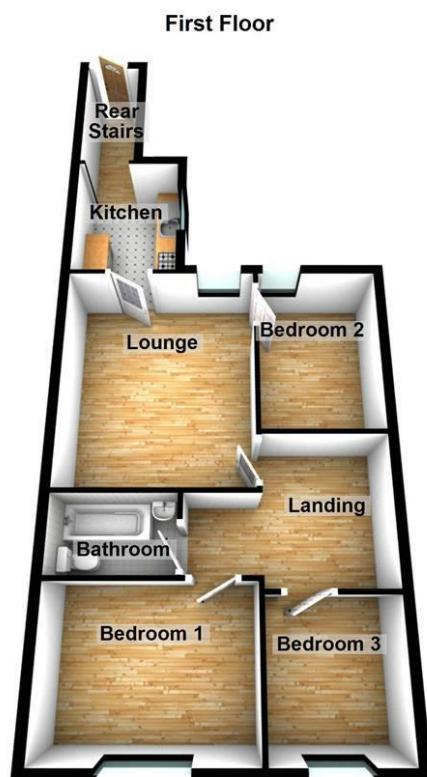
Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.



## 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	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	