

## 178 Station Road , Wallsend, NE28 8RD

\*\* 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! \*\*

GROUND FLOOR FLAT \*\*\*\* TWO BEDROOMS \*\*\*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\*\*\*

LOVELY MODERN KITCHEN \*\*\*\* CONVENIENT LOCATION CLOSE TO SHOPS - BUS SERVICES AND METRO

STATION - ALL WITHIN WALKING DISTANCE \*\*\*\* GREAT FIRST BUY \*\*\*\* NO ONWARD CHAIN \*\*\*\*

999 YEAR LEASE \*\*\*\* COUNCIL TAX BAND A \*\*\*\* ENERGY RATING E \*\*\*\*

Asking Price £85,000

# 178 Station Road

, Wallsend, NE28 8RD



- Two Bedrooms
- Metro Station Nearby
- Great First Buy
- Convenient Location
- Chain Free
- 999 Year Lease
- Close To Amenities
- Modern Kitchen
- Energy Rating E

## The Property Comprises

## External

### Hallway

### Lounge

4.73 x 4.13

### Kitchen

3.49 x 2.52

### Rear Lobby

### Shower Room

1.74 x 1.63

### Bedroom 1

4.46 + Bay x 4.21

### Bedroom 2

3.33 x 2.36

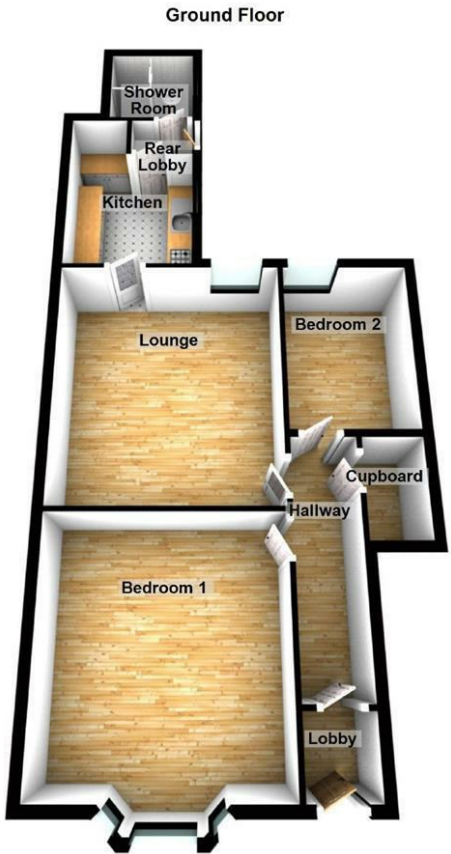


## Directions





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		72
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC