



4 Cleveland Gardens Howdon, Wallsend, NE28 0DQ

** CHAIN FREE ** UPDATING REQUIRED ** TWO BEDROOM GROUND FLOOR FLAT **

** COUNCIL TAX BAND A ** CLOSE TO LOCAL AMENITIES AND MAJOR ROAD LINKS**

** DENBIGH COMMUNITY PRIMARY SCHOOL 0.2 miles & STEPHENSON PRIMARY SCHOOL 0.3 miles **

** HOWDON METRO 0.3 MILES AWAY ** COUNCIL TAX BAND A ** ENERGY RATING C **

** A NEW LEASE IS BEING CREATED AND WE HAVE BEEN ADVISED WILL BE 999 YEAR LEASE **

Offers Over £60,000



- Investment Opportunity
- Front and Rear Garden
- Howdon Metro Station 0.3 miles
- Updating Required
- Two bedroom Ground Floor Flat
- Council Tax Band A
- New 999 Lease being created
- Close to Local Amenities and Major Road Links
- Energy Rating C

Entrance

UPVC door opening into hallway, access to lounge and bedrooms

Lounge

17'10" into bay x 10'9" max (5.45 into bay x 3.28 max)

Double glazed bay window, radiator.

Kitchen/Diner

16'10" x 10'6" max (5.15 x 3.21 max)

Fitted with wall and floor units with countertops, sink unit and plumbed for washing machine, two storage cupboards and access to rear lobby.

Inner Lobby

18'1" x 2'10" (5.52 x 0.87)

Rear door currently inaccessible, access to bathroom.

Bathroom

7'10" x 7'1" (2.39 x 2.17)

Double glazed window, WC, bath, wash hand basin, storage.

Bedroom 1

11'3" x 8'11" into robe (3.45 x 2.74 into robe)

Double glazed window, sliding door wardrobe.

Bedroom 2

7'10" x 7'9" (2.40 x 2.37)

Double glazed window

External

Please see proposed new plans for gardens.

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:

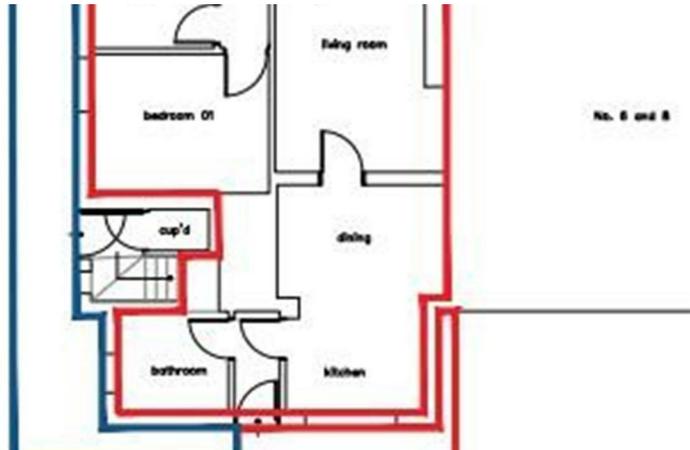
- Yearly chance of flooding:
- Surface water: Very low.
- Rivers and the sea: Very low.

CONSTRUCTION:

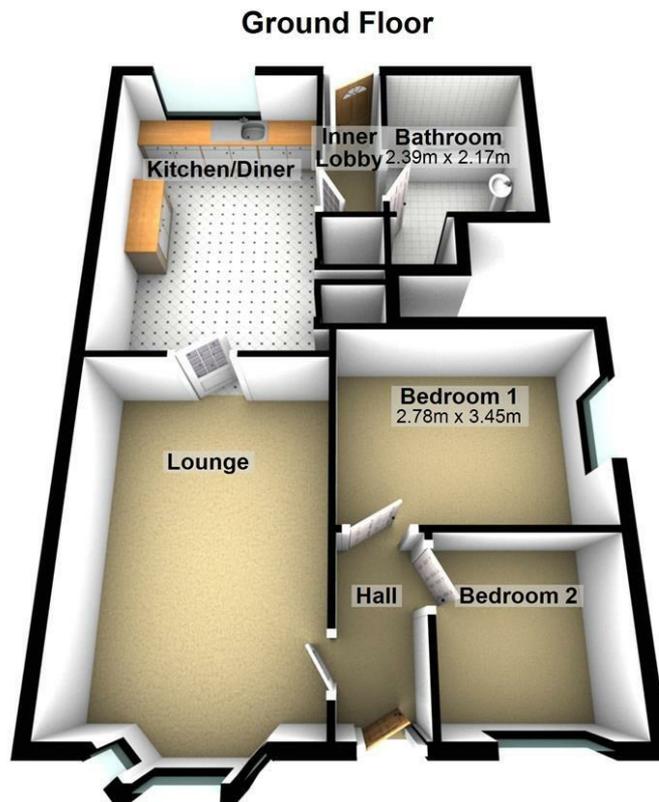
Traditional

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





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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(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	