

## 75 Vine Street , Wallsend, NE28 6JB

**\*\* 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! \*\***

We offer for sale CHAIN FREE this THREE BEDROOM first floor flat. The property offers VERSATILE ACCOMMODATION that could either be used as three bedrooms and one reception room or two bedrooms and two reception rooms. Offering spacious accommodation the home would make a GREAT FIRST BUY or an ideal property for the BUY TO LET INVESTOR.

In the nearby town centre there are ample shopping and leisure facilities, good schools, bus services, and a METRO STATION which is just a short stroll from the property. Briefly, the accommodation comprises; a lounge, kitchen, bathroom, and three bedrooms. Externally there is a PRIVATE YARD to the rear. Council tax band A. 999-year lease from 1986. Energy rating D.

Offers Over £75,000

# 75 Vine Street

, Wallsend, NE28 6JB



- Three Bedrooms
- Convenient Location
- Metro Station Nearby
- Chain Free
- Great First Buy
- Energy Rating D
- Private Yard To Rear
- Ideal Buy To Let

## The Property Comprises

### Entrance

### Landing

### Lounge

13'9" x 17'9" max angular (4.20 x 5.42 max angular)

### Kitchen

13'7" x 10'7" (4.14 x 3.22)

### Bathroom

10'8" x 6'9" (3.26 x 2.06)

### Bedroom 1

14'3" x 10'2" to robe (4.34 x 3.10 to robe)

### Bedroom 2/Dining Room

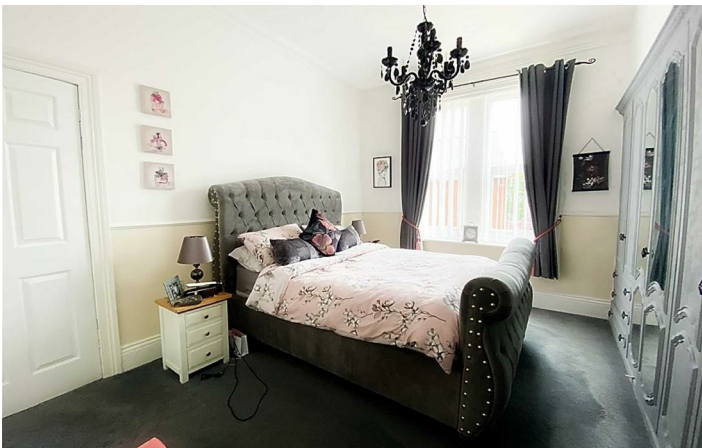
10'3" x 10'3" (3.13 x 3.13)

### Bedroom 3

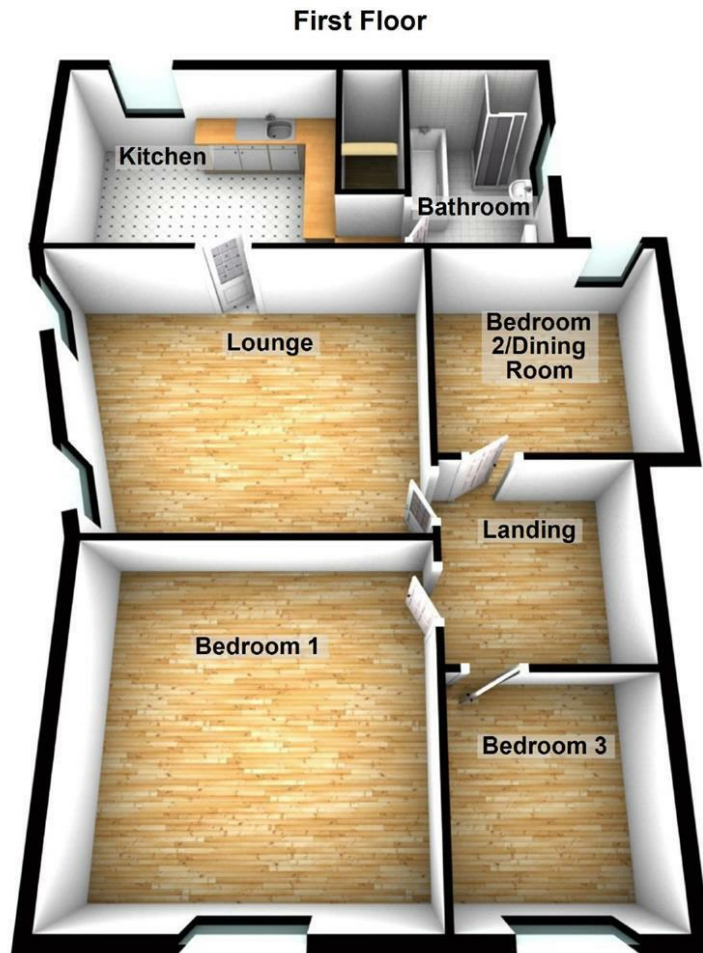
9'1" x 8'3" (2.77 x 2.51)

### 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 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	