



## 18 Farndale , Wallsend, NE28 8TH

**\*\* 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 \*\***

**\*\*\*\* TWO BEDROOM FIRST FLOOR FLAT \*\*\*\* BEAUTIFULLY PRESENTED & READY TO MOVE INTO \*\*\*\***

**POPULAR LOCATION \*\*\*\* FANTASTIC FIRST TIME BUY \*\*\*\* GARDEN TO FRONT & GARAGE IN NEARBY BLOCK**

This two-bedroom first-floor flat is nicely situated on the sought-after Hadrian Lodge West Estate. The property offers ready to move into accommodation that would make a great first time buy. Nearby there is an excellent range of amenities and road links to the A1058 Coast Road as well as the A19. The property comprises; a lounge, kitchen, two bedrooms, and a bathroom. Externally there is a garden to the front and a GARAGE situated in a nearby block. The Vendor is in the process of extending the current lease to 185 years with no ground rent payable. Council tax band A. Energy rating C.

**Price £99,950**

# 18 Farndale

, Wallsend, NE28 8TH



- Two Bedrooms
- Sought After Location
- Lease in process of being extended to 185 years.
- Beautifully Presented
- Lovely Garden
- Council Tax Band A
- Great First Time Buy
- Garage In Block
- Energy Rating C

## Entrance

## Lease & Ground Rent

## Landing

## Lounge

15'10" x 12'5" (4.84 x 3.79)

## Kitchen

8'9" x 6'7" (2.68 x 2.02)

## Bedroom 1

12'7" x 9'10" (3.84 x 3.00)

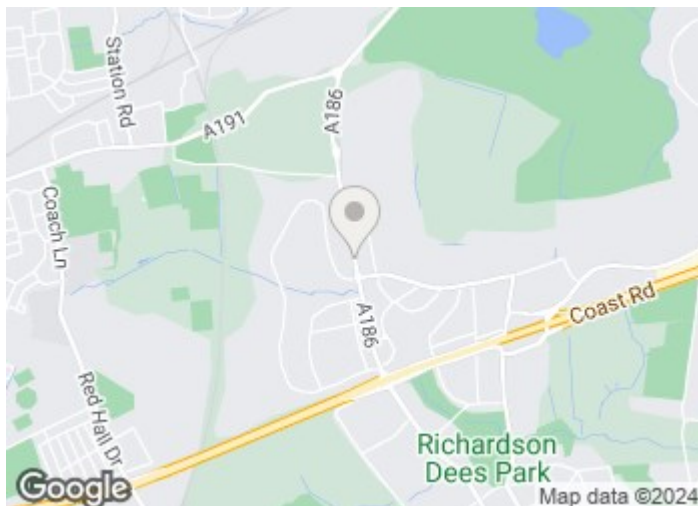
## Bedroom 2

9'10" x 7'2" (3.00 x 2.20)

## Bathroom

6'6" x 6'4" (1.99 x 1.94)

## External

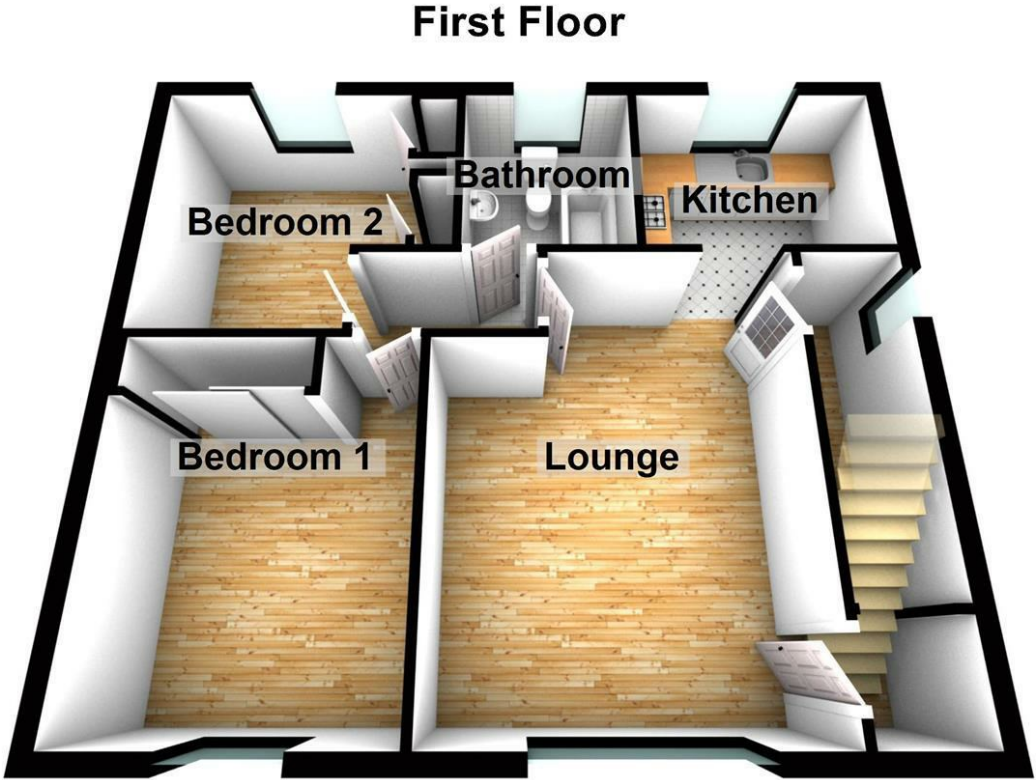


## Directions





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 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC