



30 Elton Street East , Wallsend, NE28 8QU

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

** TWO BEDROOM GROUND FLOOR FLAT WITH REAR GARDEN ** EXCELLENT ROAD LINKS **

** CLOSE TO LOCAL AMENITIES, METRO STATION AND TBUS SERVICES ** COUNCIL TAX BAND A **

** ENERGY RATING C ** 999 YEAR PEPPERCORN LEASE FROM 26.02.1988 **

Price £99,950



- Two Bedroom Ground Floor Flat
- Metro Nearby
- Council Tax Band A
- Rear Garden
- Close To Town Centre and Local Amenities
- Leasehold 999 from 26 February 1988
- Great First Time Buy or Investment
- Energy Rating C

Entrance Hall

UPVC entrance door. Doors lead to the lounge, two bedrooms and bathroom/WC. Radiator.

heating. Radiator. Double glazed window.

Lounge

13'3" x 11'8" (4.05 x 3.56)

Double glazed patio doors to the rear leading out into the rear garden. Open through to the kitchen at the side. Cupboard.

To the front of the property there is a low maintenance, gravelled garden whilst to the rear there is a private garden with a lawned and decked area and a fenced boundary.

Broadband and Mobile

At the time of marketing this information is correct.

12'4" x 7'6" (3.77 x 2.31)

Fitted with a range of wall and floor units, sink, integrated electric oven and gas hob with extractor hood above. Part tiled walls and tiled floor with underfloor heating. Double glazed windows to the side and rear.

Broadband: Highest available Speeds: Download: 1800 Mbps Upload: 220 Mbps Mobile: Indoor EE>Likely Three> Limited 02>Likely Vodafone>Likely Outdoor EE>Likely Three> Likely 02>Likley Vodafone>Likely

Bedroom 1

12'2" x 10'3" (3.73 x 3.14)

Double glazed bay window to the front. Radiator.

Flood Risks

At the time of marketing this information is correct.

Bedroom 2

9'1" x 9'1" (2.78 x 2.77)

Double glazed window to the front. Radiator.

Yearly chance of flooding:

Rivers and the sea:

Surface water:

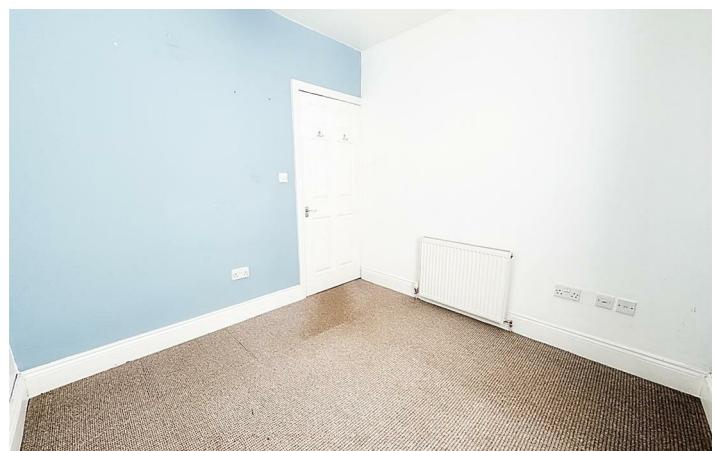
Bathroom

8'8" x 7'8" max (2.66 x 2.34 max)

Bath with electric shower above, WC, wash hand basin. Part tiled

Leasehold Information

999 Year Peppercorn Lease from 26 February 1988.



Floor Plan

Ground Floor



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	75
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	