

## 19 George Road , Wallsend, NE28 6BU

\*\* CHAIN FREE \*\* TWO BEDROOM GROUND FLOOR FLAT \*\* GREAT FIRST TIME BUY \*\*

\*\* CLOSE TO LOCAL AMENITIES \*\* WITHIN WALKING DISTANCE TO METRO STATION \*\*

\*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\* SHARDED YARD TO REAR \*\*

\*\* LEASEHOLD 999 years from 29 September 1989 \*\*

**Offers Over £75,000**



- Two Bedroom Ground Floor Flat
- Walking Distance to Metro
- Energy Rating C
- Great First Time Buy
- Recently Painted Throughout
- Leasehold 999 years from 29 September 1989
- Chain Free
- Convenient For Amenities
- Council Tax Band A

### Entrance

Entrance door opening into the lobby. Inner door providing access into the hall. The hall provides access into the lounge and the bedrooms. Radiator.

### Bedroom One

14'2" x 13'8" max (4.32 x 4.19 max)  
A wonderful spacious room with a double glazed window to the front elevation, period feature fire surround, radiator.

in-home

Vodafone - Good outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

### Lounge

14'0" x 12'5" max (4.29 x 3.79 max)  
Double glazed window to the rear elevation, access into the kitchen, radiator.

### Bedroom Two

10'10" x 8'3" (3.30 x 2.51)  
Double glazed window to the rear elevation, storage cupboard, radiator.

### FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

### Kitchen

10'3" x 7'0" (3.14 x 2.15)  
Fitted with a range of wall and base units with work surfaces, sink unit with tap and drainer, double glazed window to the side elevation, double glazed door leading into the rear yard, built in gas hob, oven and extractor hood, access into the lobby and the bathroom.

### External

There is a good size, good aspect shared yard to the rear.

### CONSTRUCTION:

Traditional

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

### 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>

### Leasehold

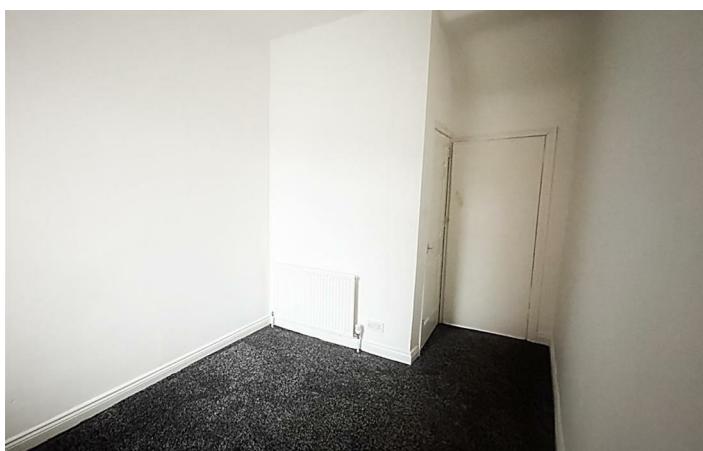
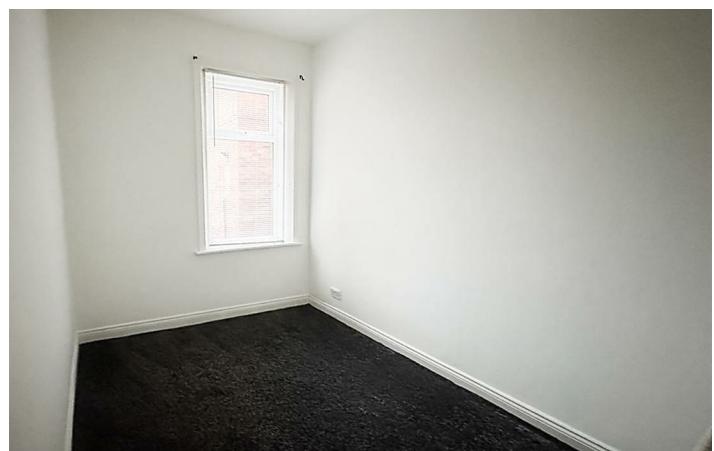
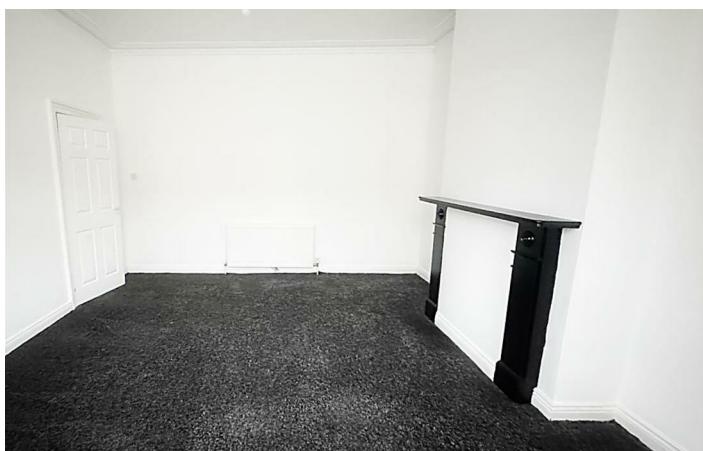
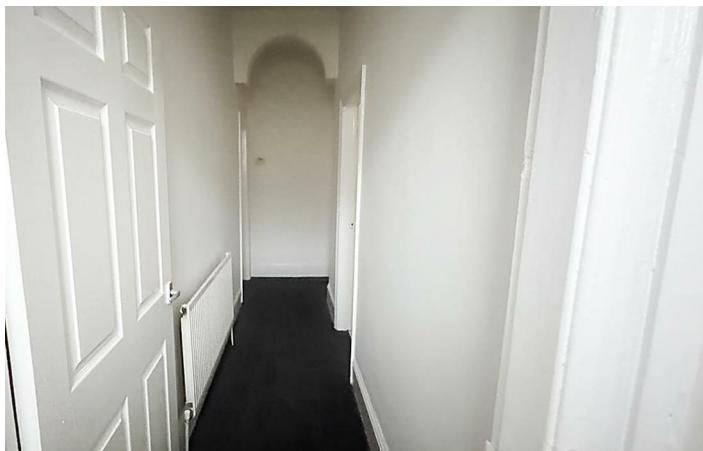
Peppercorn Lease - 999 years from 29 September 1989.

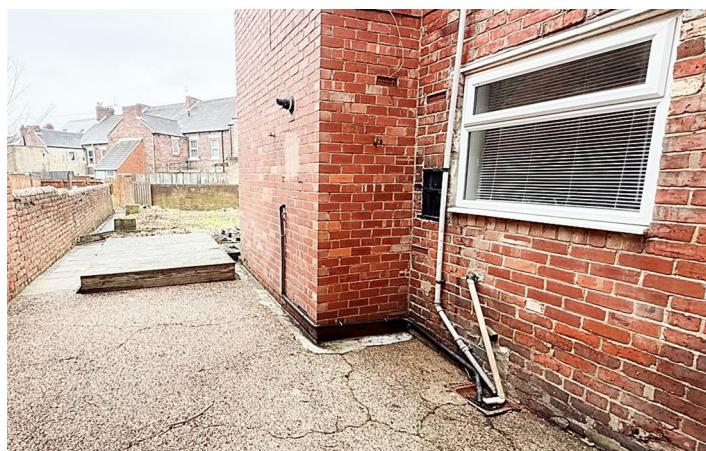
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home

O2- Good outdoor

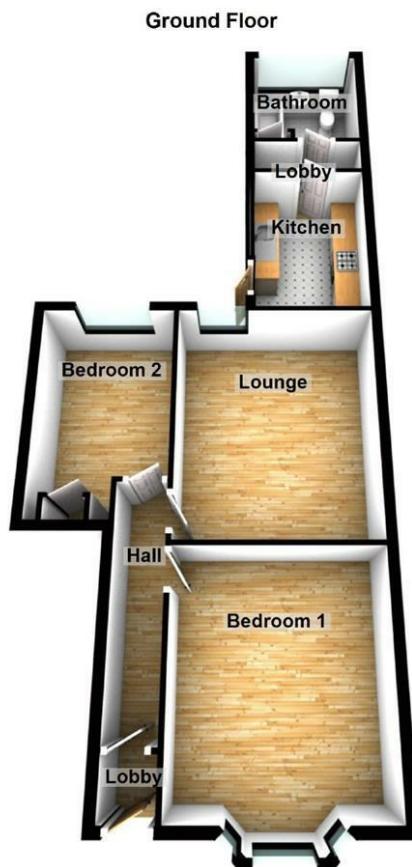
Three- Good outdoor, variable





<https://www.next2buy.com>

## 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	70
(55-68)	D	76
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	