



30 Ash Grove , Wallsend, NE28 6PJ

** CHAIN FREE ** INVESTMENT OPPORTUNITY ** SOLD AS SEEN ** COUNCIL TAX BAND A **

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

** ENERGY RATING TBC ** SHARED YARD ** 999 PEPPERCORN LEASE FROM 14.10.25 **

Offers Over £55,000



- Chain Free
- Two Bedroom Ground Floor Flat
- Energy Rating TBC

- Investment Opportunity
- Within Walking Distance to Wallsend Metro
- Council Tax Band A

- Sold as Seen
- Shared Yard
- 999 Year Peppercorn Lease from 14.10.25

Entrance

UPVC door into inner lobby.

Inner Lobby

5'9" x 3'0" (1.77 x 0.93)

Timber door into hallway, dado rail

Hallway

11'10" x 2'11" (3.62 x 0.91)

Radiator, cupboard, dado rail and coving, access to bedrooms and lounge.

Bedroom 1

15'8" into bay x 13'11" (4.80 into bay x 4.26)

Double glazed bay window, fitted wardrobes, coving and ceiling rose, radiator.

Bedroom 2

11'1" x 7'6" (3.39 x 2.30)

Double glazed window, dado rail, radiator

Lounge

14'7" max x 12'11" (4.46 max x 3.95)

Double glazed window, radiator, access to kitchen

Kitchen

10'0" x 7'9" (3.07 x 2.37)

Fitted with range of modern wall and floor units, integrated fridge freezer,

built in oven and hob, sink, plumbed for washing machine, laminate flooring

Shower Room

7'10" x 7'7" (2.39 x 2.32)

Two double glazed windows, ladder style radiator, spot lights, WC, wash hand basin and walk in shower. Laminate flooring,.

External

To the rear there walled is a shared yard.

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

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.

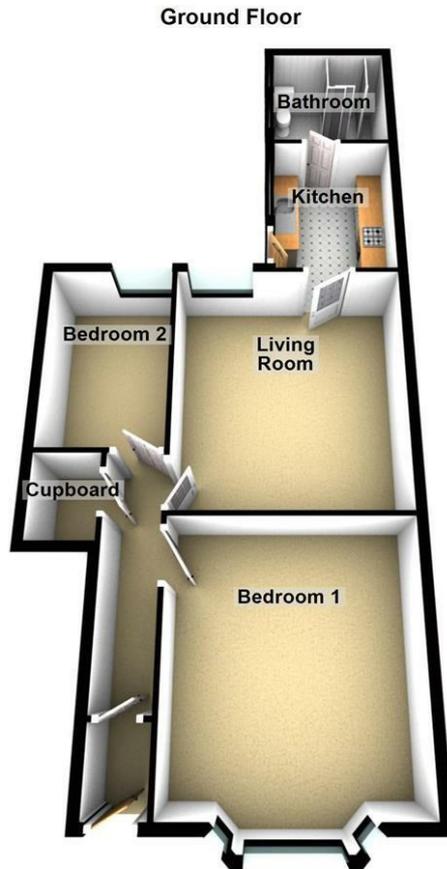
Leasehold

999 Year Peppercorn Lease from 14.10.2025.





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