



## Park Road

Wallsend, NE28 7LP

Asking Price £90,000



- Three Bedroom Flat
- Investment Potential
- Short Distance to Richardson Dees Park
- Private Rear Yard

- No Upper Chain
- Awaiting EPC
- First Floor Property
- Council Tax Band A

# Park Road

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Asking Price £90,000



Hunters are pleased to welcome to the sale market this 3-bedroom, Upper Tyneside flat available with no onward chain on a desirable street in Wallsend.

The flat features a large primary bedroom and secondary bedroom off the landing to the front of the property. There is a lounge which provides access to bedroom three as well as the kitchen. From the kitchen is the spacious bathroom before the private yard.

Viewing is recommended on this property, and is by strictly by appointment through Hunters.

### Front External

Walled town garden with Front Door for property, leading to;

### Entrance

4'4" x 2'11" (1.33 x 0.90)

Carpeted and papered vestibule from front door leading to;

### Stairs

Carpeted stairs to the First Floor Landing

### First Floor Landing

7'2" x 7'9" ( 2.18m x 2.36m)

Carpeted and papered. Providing access to;

### Bedroom One

13'5" x 16'7" (4.10 x 5.07)

Carpeted Primary bedroom with fireplace, mantelpiece and chimney breast wall, as well as large uPVC double glazed bay windows to front.

### Bedroom Two

7'2" x 10'4" (2.19 x 3.15)

Wood floored bedroom with uPVC double glazed window to front.

### Living Room

13'5" x 15'7" (4.10 x 4.76)

Wood floored living room with fireplace, mantelpiece and chimney breast wall, as well as a Double Glazed window to Rear Yard. Wallpapered and partially wood panelled walls. Also leading to;

### Bedroom / Dining Room

7'2" x 12'2" (2.19 x 3.71)

Tiled potential Third Bedroom. With window looking out on rear yard

### Kitchen

8'11" x 13'6" (2.74 x 4.12)

Tiled Kitchen with fitted cabinetry, and a window looking out on rear yard. With; Gas Hob, Oven, Sink, Boiler and Extractor Unit. Leading to;

### Bathroom

8'6" x 10'0" (2.61 x 3.05)

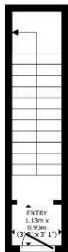
Tiled Bathroom with; Frosted Window to Rear Yard, Toilet, Basin, Bath with Electric shower over.

### Rear Yard

Private rear yard, laid to concrete with gates to back lane. and storage sheds.



Floorplan

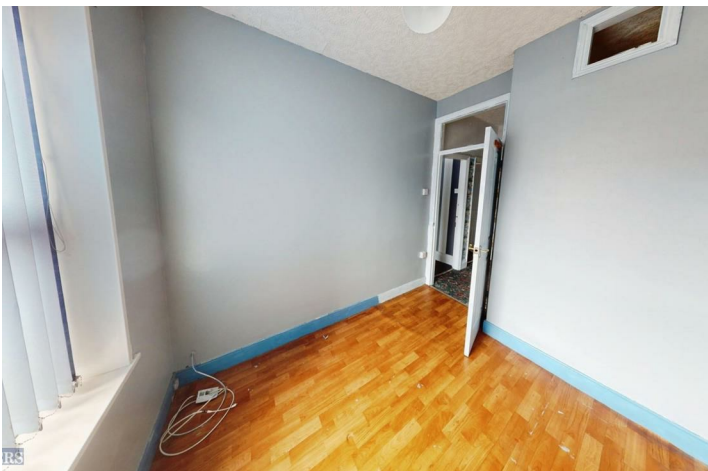


FLOOR 1



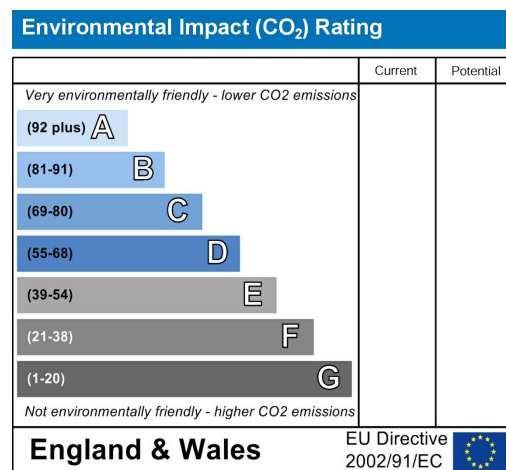
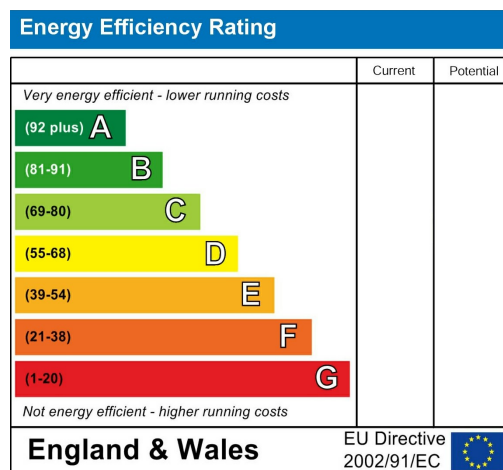
GROSS INTERNAL AREA  
FLOOR 1 6.0 m<sup>2</sup> (64 sq.ft.) FLOOR 2 80.8 m<sup>2</sup> (869 sq.ft.)  
TOTAL : 86.7 m<sup>2</sup> (934 sq.ft.)







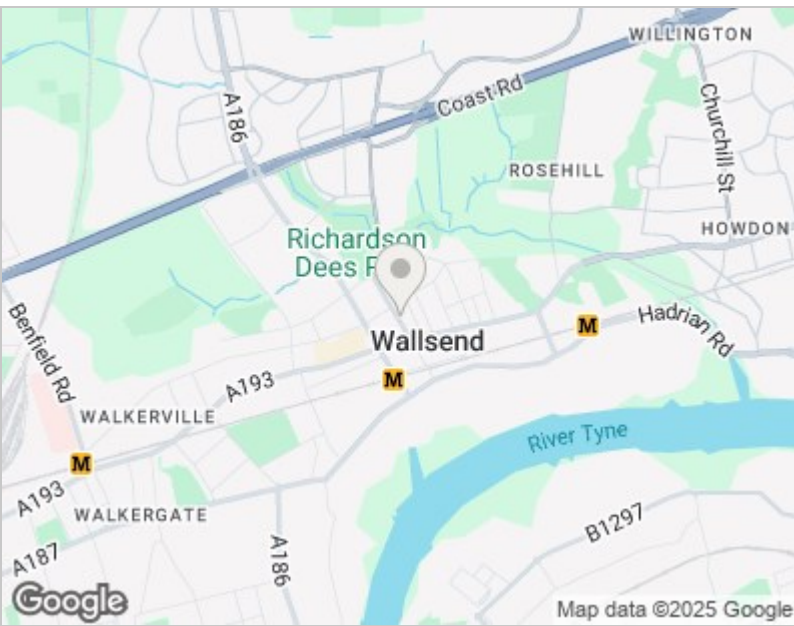
## Energy Efficiency Graph



## Viewing

Please contact our Hunters North Shields Office on 0191 290 6000 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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