



## 2 bed flat to buy in NE28

Station Road, Wallsend, Tyne and Wear,  
NE28 8SQ

**£49,000** Starting Bid

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Two Bedrooms
- ✓ Ground Floor Flat
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

TO BE SOLD VIA ONLINE UNCONDITIONAL AUCTION FEES APPLY.

To be sold with no upper chain is this two bedroom ground floor flat located on Station Road, Wallsend.

The property comprises; entrance hall, lounge, kitchen with a good range of wall and base units, complimenting work surfaces, built in electric hob, oven and grill, stainless steel one and a half sink with mixer tap, tiled splashback, tiled flooring, space for appliances, UPVC double glazed door leading to the rear yard, UPVC double glazed window and radiator. Two bedrooms and shower room/WC.

Externally to the rear is a larger than average private rear yard which is mainly paved with decked area, gravelled area, outdoor sockets and walled boundaries incorporating gate leading out to the rear lane.

The property benefits from UPVC double glazing and gas central heating.

Leasehold 999 years from 15th May 1987 should you proceed with this purchase these details must be verified by your solicitor

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2b511>

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 960

Price: Starting Bid £49,000

Property Type: Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External



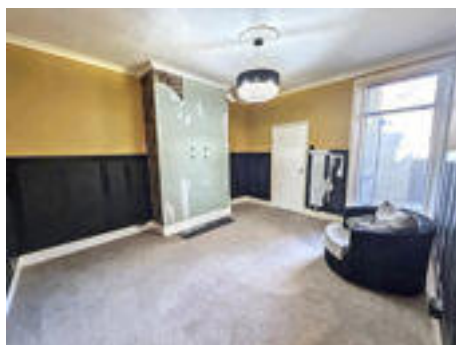
## Entrance Hall

With doors off to the lounge and bedrooms.

## Lounge

4.51m x 3.86m (14'9" x 12'7")

UPVC double glazed window to the rear and radiator.



## Kitchen

2.97m x 2.36m (9'8" x 7'8")

With a good range of wall and base units, complimenting work surfaces, built in electric hob, oven and grill, stainless steel one and a half sink with mixer tap, tiled splashback, tiled flooring, space for appliances, UPVC double glazed door leading to the rear yard, UPVC double glazed window and radiator.



## Bedroom One

4.61m x 4.29m (15'1" x 14'0")

UPVC double glazed window to the front and radiator.



## Bedroom Two

3.51m x 2.49m (11'6" x 8'2")

UPVC double glazed window to the rear, understairs storage cupboard and radiator.



## Shower Room/WC

2.47m x 1.94m (8'1" x 6'4")

White three piece shower room/WC comprising; corner shower cubicle, hand wash basin in unit, low level WC, partially tiled walls, UPVC double glazed window and radiator.

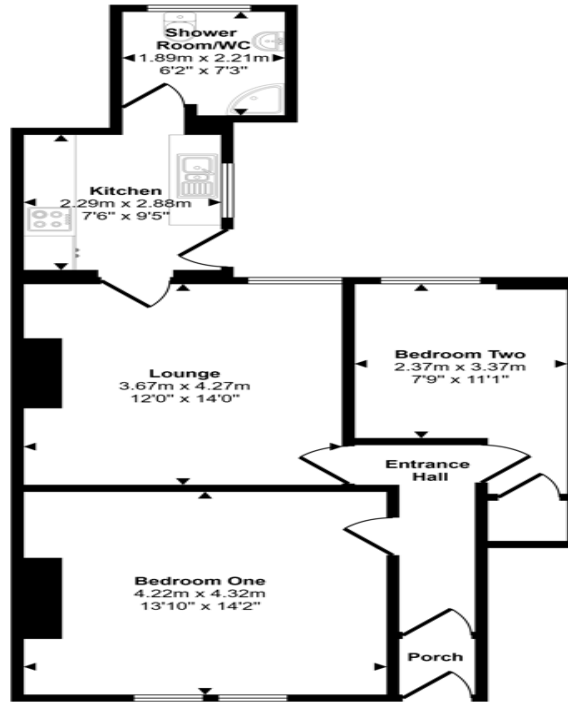


## Rear Yard

Larger than average private rear yard which is mainly paved with decked area, gravelled area, outdoor sockets and walled boundaries incorporating gate leading out to the rear lane.



Approx Gross Internal Area  
64 sq m / 688 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Station Road, Wallsend, Tyne and Wear, NE28 8SQ

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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