



## 2 bed upper flat to buy in NE28

Ford Terrace, Wallsend, Wallsend, Tyne and Wear, NE28 6QF

**£80,000** Offers Over

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Two Bedrooms
- ✓ First Floor Flat
- ✓ Well Presented Throughout
- ✓ 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

Appealing to a wide variety of buyers is this two bedroom first floor flat in this favoured residential street.

The accommodation comprises; entrance area with stairs to the first floor, lounge, kitchen to the rear of the property with a good range of wall and base units, complimenting work surfaces built in electric hob and oven stainless steel one and a half sink with mixer tap, tiled splashback, space for appliances, door to rear yard, double glazed window and radiator. Two bedrooms and four piece bathroom/WC.

Externally to the rear is a shared rear yard which is mainly paved with walled and fenced boundaries incorporating gate to the rear lane.

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

Leasehold 999 years from 25th March 1989 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/1ga1g2a1c2>

Please contact the Wallsend Branch for further information and viewings.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 962

Price: Offers Over £80,000

Property Type: Upper 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: No

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



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## Entrance Hall

With stairs to the first floor.

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## First Floor Landing

With doors off to the lounge, bedrooms and bathroom/WC.

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## Lounge

UPVC double glazed window to the rear, gas fire set into feature surround and radiator.



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## Kitchen

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



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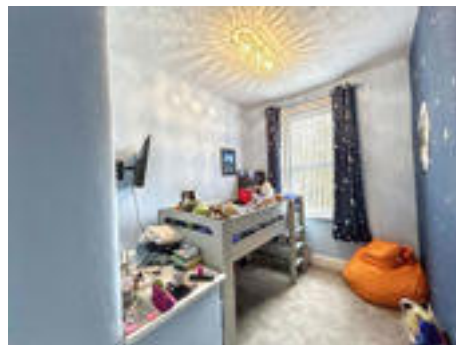
## Bedroom One

UPVC double glazed window to the front and radiator.



## Bedroom Two

UPVC double glazed window to the front and radiator.



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## Bathroom/WC

White four piece bathroom suite comprising; bath, corner shower cubicle, hand wash basin, low level WC, tiled walls, tiled flooring, UPVC double glazed window and heated towel rail.



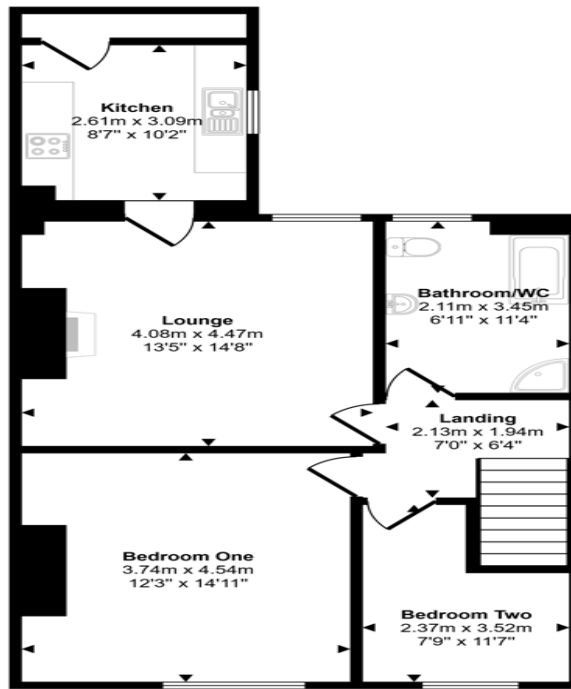
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## Rear Yard

Private rear yard mainly paved with walled boundaries incorporating gate leading to the rear lane.

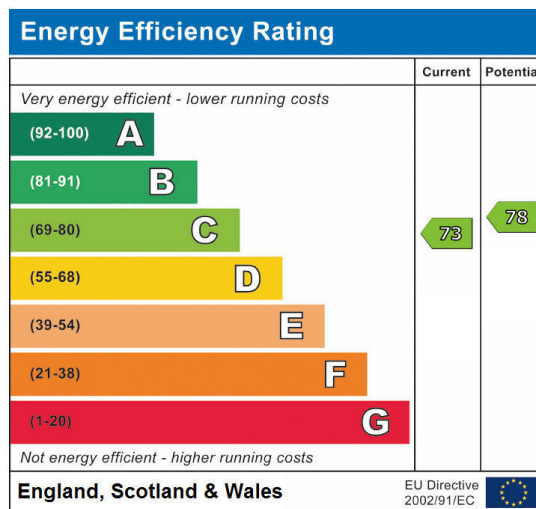


Approx Gross Internal Area  
69 sq m / 738 sq ft



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.



Ford Terrace, Wallsend, Wallsend, Tyne and Wear, NE28 6QF

Contact your local branch today for more information on this property:

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, [www.kavanaghhayes.co.uk](http://www.kavanaghhayes.co.uk)**

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