



## 2 bed apartment to buy in NE28

Laurel Street, Wallsend, Wallsend, Tyne and Wear, NE28 6PG

**£65,000** Starting Bid

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Two Bedrooms
- ✓ Upper 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 first floor flat located on Laurel Street, Wallsend.

The property comprises; entrance hall with stairs to the first floor, open plan lounge, kitchen, diner to the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, space for dining table, space for living room furniture, UPVC double glazed door leading to the rear yard and UPVC double glazed window. Two bedrooms and bathroom/WC.

Externally to the rear is a shared rear yard which is mainly paved with artificial lawn and walled boundaries incorporating gates leading out to the rear lane.

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

Leasehold 999 years from 23rd November 2007 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/1ga1g2de67>

Please contact our Wallsend branch to arrange a viewing - (0191) 2345681

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 981

Price: Starting Bid £65,000

Property Type: Apartment

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



## Entrance Hall

With stairs to the first floor.

## First Floor Landing

With doors off to all rooms.

## Living Dining Kitchen

5.94m x 3.74m (19'5" x 12'3")

To the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, space for dining table, space for living room furniture, UPVC double glazed door leading to the rear yard and UPVC double glazed window.



## Bedroom One

3.39m x 2.93m (11'1" x 9'7")

UPVC double glazed window to the front, fitted wardrobe, stripped timber flooring and radiator.



## Bedroom Two

2.85m x 2.40m (9'4" x 7'10")

UPVC double glazed window to the front and radiator.



## Bathroom/WC

3.20m x 2.34m (10'5" x 7'8")

White three piece bathroom suite comprising; bath with shower over, hand wash basin, low level WC, UPVC double glazed window, heated towel rail, laundry area plumbed for washing machine and space for tumble dryer.

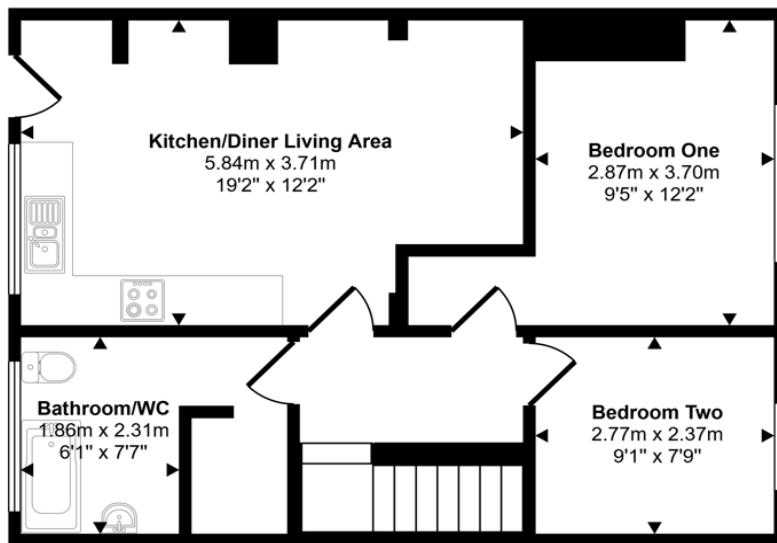


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## Rear Yard


Private rear yard mainly paved with artificial lawned area and walled boundaries incorporating gates to rear lane.

Approx Gross Internal Area  
55 sq m / 588 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>		77	79
(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 	

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

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**  
<https://www.alignsurveyors.co.uk/>

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