



## 2 bed ground floor flat to buy in

Woodbine Avenue, Wallsend, North Tyneside, NE28 8HE

**£85,000** Offers Over

x2 x1 x1

Tenure

**Leasehold**

Permit Parking parking

## Property features

- ✓ Two bedrooms
- ✓ UPVC windows
- ✓ Gas central heating
- ✓ Desirable location
- ✓ 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 ground floor flat in this favoured residential street close to all local amenities, schools and Wallsend Metro station.

The property briefly comprises; entrance hall, lounge, tidy kitchen with a good range of wall and base units with complimenting work surfaces, built in gas hob and oven, stainless steel sink with mixer tap, door to rear yard, UPVC double glazed window and radiator. Two bedrooms and bathroom/WC.

Externally to the rear is shared yard which is paved with walled boundaries and garage gate.

971 years remaining on the lease, 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/1ga1g2b473>

Please contact the Wallsend Branch on for further information and viewings.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 971

Price: Offers Over £85,000

Property Type: Ground floor flat

Parking: Permit Parking

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

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

Paved front yard with walled boundary



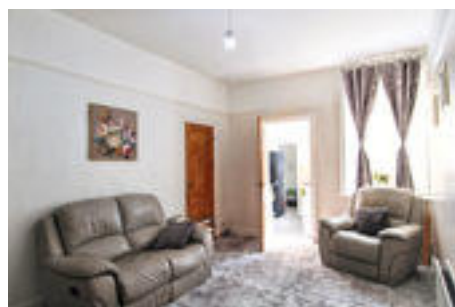
## Entrance

With doors to lounge, bedrooms and storage cupboard.

## Lounge

3.75m x 4.89m (12'3" x 16'0")

UPVC double glazed window with door to kitchen, storage cupboard and double radiator.



## Kitchen

2.90m x 2.42m (9'6" x 7'11")

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



## Bedroom One

3.83m x 3.90m (12'6" x 12'9")

UPVC double glazed bay window to the front and double radiator. There is hardwood, varnished flooring beneath the carpet.



## Bedroom Two

3.62m x 2.48m (11'10" x 8'1")

UPVC double glazed window to the rear and single radiator.



## Bathroom

1.40m x 2.14m (4'7" x 7'0")

White three piece bathroom suite comprising; bath, hand wash basin, low level WC, tiled walls, laminate flooring, UPVC double glazed window to the rear and single radiator.

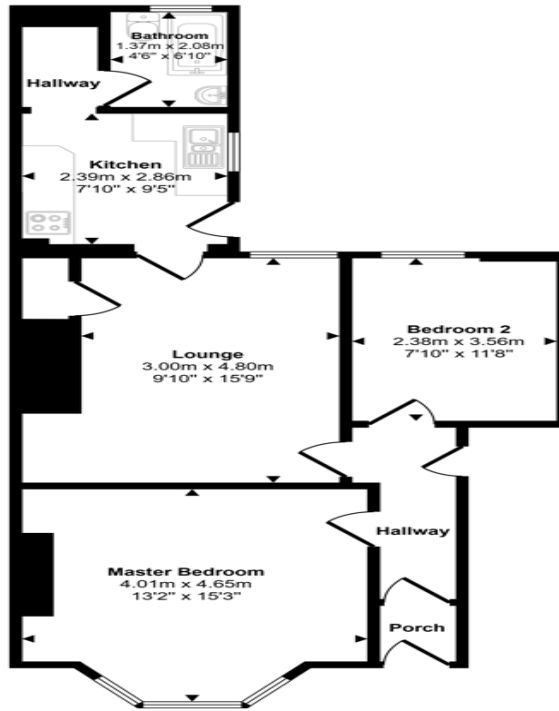


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## Rear yard

Shared rear yard with parking access.

Approx Gross Internal Area  
63 sq m / 683 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>	70	76
(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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