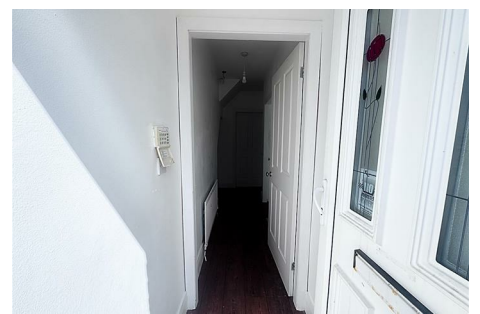
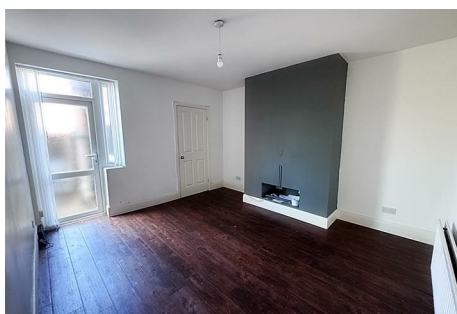
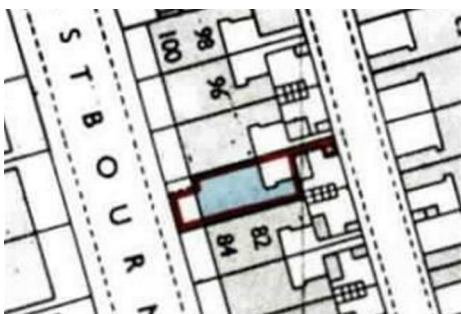




86 Eastbourne Avenue

Walkerdene, Newcastle Upon Tyne, NE6 4DT

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

CHAIN FREE • SOME UPDATING REQUIRED • GREAT FIRST TIME BUY OR INVESTMENT OPPORTUNITY
WALKERGATE METRO STATION 0.9 MILES • 999 PEPPERCORN LEASE FROM 8th May 1987

NO GROUND RENT PAYABLE • COUNCIL TAX BAND A • ENERGY RATING C

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

Auction Guide £40,000



- Chain Free
- Private Rear Yard
- Peppercorn Lease 999 Years from 8 May 1987
- Some Updating Required
- Council Tax Band A
- No Ground Rent Payable
- Great First Time Buy or Investment
- Walkergate Metro Station 0.9 miles
- Energy Rating C

Entrance

UPVC door into inner lobby

Hallway

Timber door into hallway, wood effect flooring, radiator and understairs storage cupboard. Access to bedrooms and lounge.

Lounge

13'4" max x 11'10" (4.07 max x 3.62)
Wood effect flooring, double glazed door into rear yard, access to kitchen.

Kitchen

6'4" min x 6'9" (1.95 min x 2.08)
Fitted with wall and floor units with worksurfaces, built in gas hob and oven, sink, plumbed for washing machine and part tiled walls. Access to rear lobby and shower room.

Shower Room

6'2" x 4'9" (1.90 x 1.46)
Comprising: WC, sink and shower cubicle. Tiled walls and floor and double glazed window, Boiler is also in this room.

Bedroom 1

12'7" x 12'4" (3.85 x 3.78)
Built in wardrobes, stripped wood floor, double glazed window and radiator. Front Elevation.

Bedroom 2

9'11" x 7'4" (3.03 x 2.26)
Double glazed window with Plantation shutters, radiator. Rear Elevation

External

To the front there is a small walled garden and to the rear there is a private yard with access to back lane.

Leasehold

999 years from 8 May 1987 - Peppercorn Lease. This information must be confirmed with your legal representative.

Material Information

BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home

O2- Good outdoor, variable in-home
Three- Good outdoor and in-home
Vodafone - Good outdoor and in-home

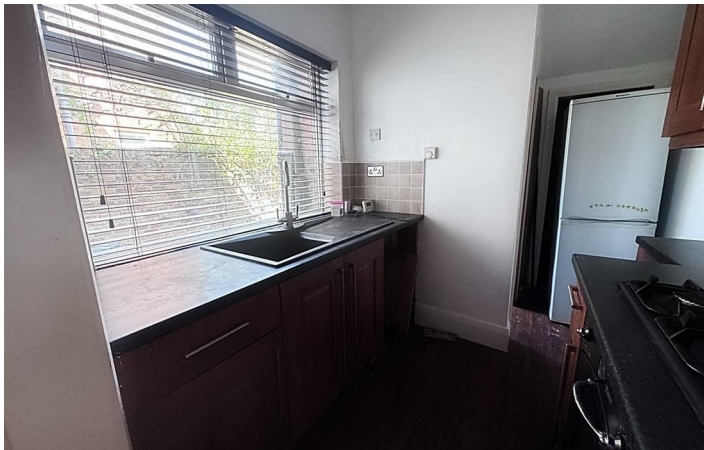
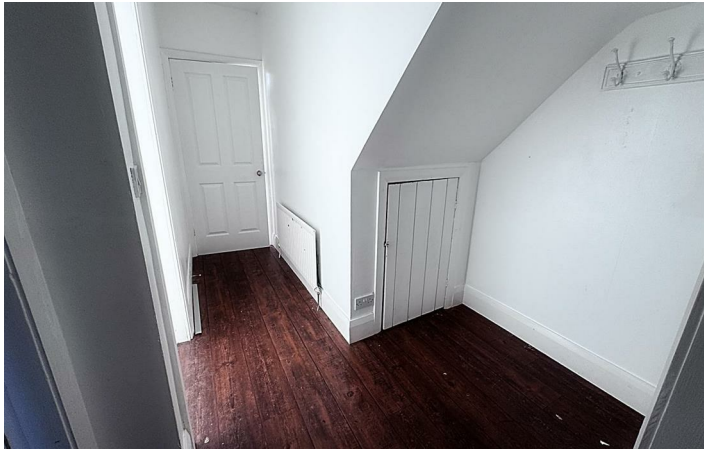
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:

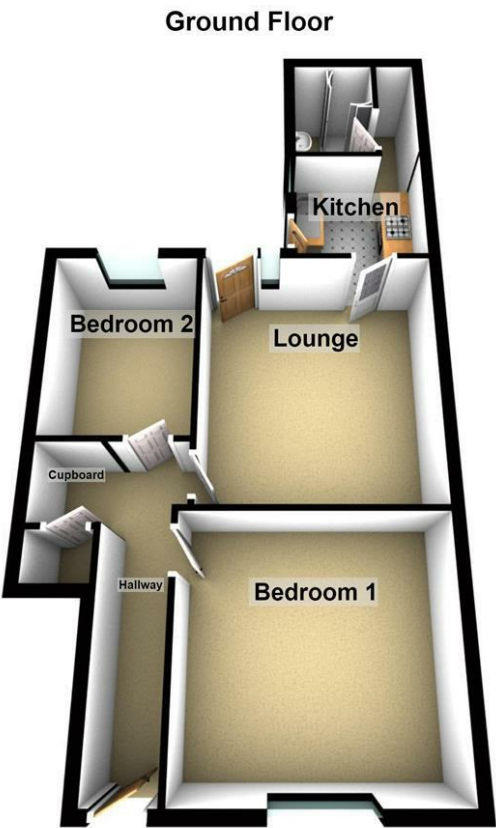
Traditional
This information must be confirmed via your surveyor and legal representative.







Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	