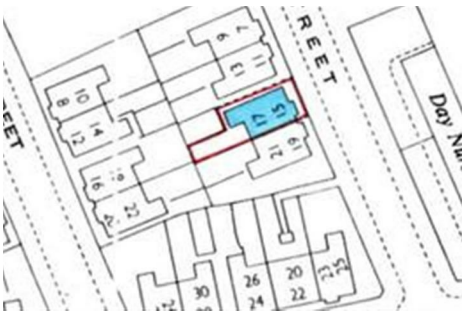
next2buy property retailers make the next step easy









15 Wilson Street

, Wallsend, NE28 8RB

• TWO BEDROOM GROUND FLOOR FLAT • IDEALLY SITUATED IN WALLSEND TOWN CENTRE •

• CLOSE TO SHOPPING FACILITIES, BUS SERVICES & METRO • IDEAL INVESTMENT OPPORTUNITY •

• WESTERLY ASPECT GARDEN TO REAR • CHAIN FREE • SOME UPDATING IS REQUIRED •

• COUNCIL TAX BAND A • 999 YEAR LEASE FROM 1984 • ENERGY RATING D •

Offers Over £60,000

2 1 1 D

- Two Bedroom Ground Floor Flat
- Ideal Investment Opportunity
- Great Location - Situated In Town Centre
- Nearby Metro Station & Bus services
- Ample Shopping Facilites
- Some Updating Is Required
- 999 Year Lease From 1984
- Council Tax Band A
- Energy Rating D

Hallway

Entrance door, radiator.

Lounge

13'5" x 11'8" max (4.11 x 3.57 max)
Double glazed window, fireplace with gas fire, cupboard to alcove, radiator.

Kitchen

10'1" max x 7'8" max (3.09 max x 2.34 max)
Double glazed window, wall and base units with work surfaces over and sink unit, radiator and external door to the rear garden.

WC

Single glazed window and WC.

Bedroom 1

12'2" + bay x 11'10" (3.72 + bay x 3.61)
Double glazed bay window, radiator.

Bedroom 2

9'1" x 7'7" (2.78 x 2.32)
Double glazed window, radiator.

Bathroom

4'0" x 1'10" + 3'6" x 2'9" (1.23 x 0.56 + 1.09 x 0.86)
Bath, wash hand basin, single glazed window and radiator.

External

Externally there is a small garden to the front and a westerly aspect garden to the rear.

Lease Information

The property has a 999 year lease dated from 25.12.84 with a peppercorn rent.

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
EE-Good outdoor and in-home
O2-Good outdoor and in-home
Three-UK-Good outdoor, variable 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.





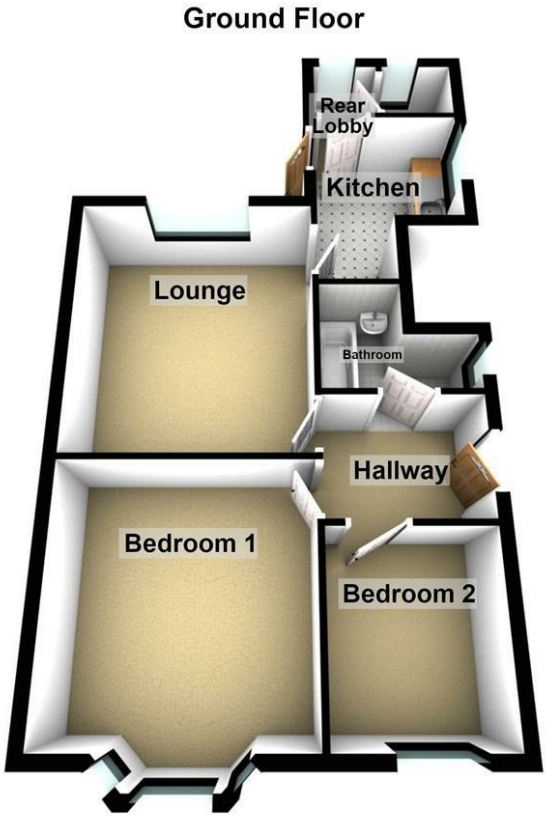




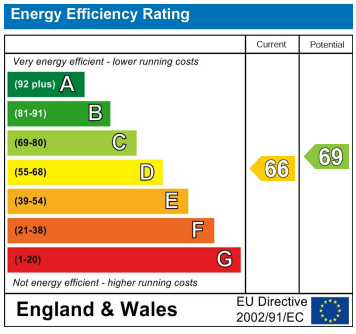




Floor Plan



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.



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