



## 2 bed lower flat to buy in NE28

Cleveland Gardens, Wallsend, Tyne and Wear, NE28 0DQ

**£55,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Two Bedroom Ground Floor Flat
- ✓ Requiring Modernisation
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ 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 ground floor flat located on Cleveland gardens, Howdon.

The property comprises; entrance hall, lounge, kitchen to the rear of the property with a good range of wall and base units, complimenting work surfaces, stainless steel sink with mixer tap, tiled splashback, space for appliances, UPVC double glazed door to the rear garden and two UPVC double glazed windows. Two bedrooms and bathroom/WC.

Externally to the rear is a shared rear yard which is mainly paved with fenced boundaries.

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

Leasehold 999 years from 9th October 1998 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/1ga1g2b8fd>

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 971

Price: Starting Bid £55,000

Property Type: Lower 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



## Entrance Hall

With doors off to the lounge and bedrooms.

## Lounge

5.66m x 3.37m (18'6" x 11'0")

UPVC double glazed walk in bay window to the front and radiator.



## Kitchen

2.60m x 2.60m (8'6" x 8'6")

To the rear of the property with a good range of wall and base units, complimenting work surfaces, stainless steel sink with mixer tap, tiled splashback, space for appliances, UPVC double glazed door to the rear garden and two UPVC double glazed windows.



## Bedroom One

3.43m x 2.73m (11'3" x 8'11")

UPVC double glazed window to the rear and radiator.



## Bedroom Two

2.39m x 2.37m (7'10" x 7'9")

UPVC double glazed window to the front and radiator.



## Bathroom/WC

2.21m x 1.52m (7'3" x 4'11")

White three piece bathroom suite comprising; bath with shower over, hand wash basin, low level WC, partially tiled walls, UPVC double glazed window and radiator.



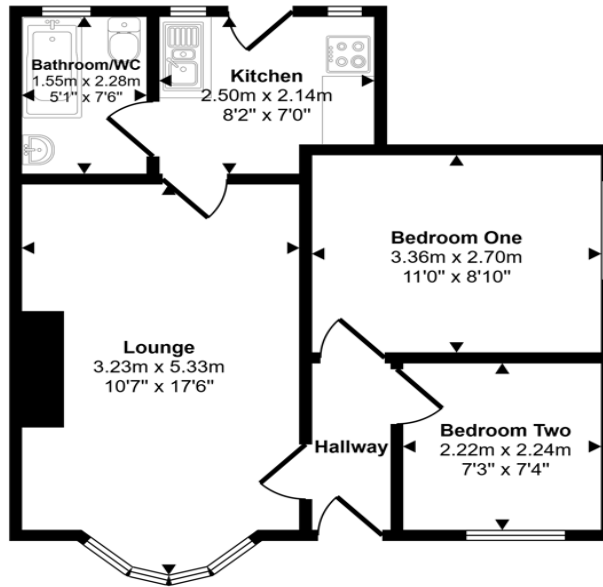
---

## Rear Yard

Shared rear yard mainly paved with fenced boundaries.



Approx Gross Internal Area  
43 sq m / 467 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>                                   |  |                            |           |
| (55-68) <b>D</b>                                   |  | 64                         | 68        |
| (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<br>2002/91/EC |           |

Cleveland Gardens, Wallsend, Tyne and Wear, NE28 0DQ

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

