



### 3 bed upper flat to buy in NE28

Park Road, Wallsend, Newcastle upon Tyne, Tyne and Wear, NE28 7QR

# £125,000

 x3  x1  x1

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ Three bedrooms
- ✓ Upper flat
- ✓ No upper chain
- ✓ Close To Amenities And Transport Links
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Offered with no onward chain is this newly refurbished three bedroom first floor flat which is ideally positioned close to good transport links and local amenities.

The accommodation includes: Entrance hall with stairs to the first floor, landing with doors off to the lounge and bedrooms, lounge, modern luxury fitted kitchen with a good range of wall and base units, complimenting work surfaces, built in electric hob and electric oven, black sink with mixer tap, space for appliances. door leading down to the rear yard, UPVC double glazed window and radiator. Three bedrooms and modern bathroom/W.C.

Externally to the rear is a private yard which is mainly paved with walled boundaries.

The property benefits from gas central heating, UPVC double glazing and a new roof which comes with a 10 year guarantee.

Leasehold 999 years from 12th August 1986 should you proceed with this purchase these details must be verified by your solicitor.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 960

Price: £125,000

Property Type: Upper Flat

Parking: On Street, Permit Parking

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

## Front External



## Entrance Hall

With stairs to first floor

## First Floor Landing

With doors off to the lounge and bedrooms.

## Lounge

4.60m x 3.89m (15'1" x 12'9")

UPVC double glazed window to the rear and radiator.



## Kitchen

3.93m x 2.36m (12'10" x 7'8")

Modern fitted kitchen with a good range of wall and base units, complimenting work surfaces, built in electric hob and electric oven, black sink with mixer tap, space for appliances. door leading down to the rear yard, UPVC double glazed window and radiator.



## Bedroom One

3.91m x 3.80m (12'9" x 12'5")

UPVC double glazed window to the front and radiator.



## Bathroom Two

3.31m x 2.20m (10'10" x 7'2")

UPVC double glazed window to the side and radiator.



## Bedroom Three

2.96m x 2.33m (9'8" x 7'7")

UPVC double glazed window to the front and radiator.



## Bathroom

3.35m x 1.90m (10'11" x 6'2")

White three piece bathroom suite comprising; bath with shower over, hand wash basin, low level WC all finished with modern black fixings, partially tiled walls, tiled flooring, UPVC double glazed window and heated towel rail.




## Rear Yard

Private rear yard which is mainly paved with walled boundaries.





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:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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