



## 2 bed upper flat to buy in NE28

Redcar Road, Howdon, Wallsend, Tyne and Wear, NE28 0DD

**£60,000** Starting Bid

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Two Bedrooms
- ✓ First Floor Flat
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ 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

TO BE SOLD VIA ONLINE UNCONDITIONAL AUCTION FEES APPLY.

To be sold with no upper chain is this two bedroom first floor flat located on Redcar Road, Howdon.

The property comprises; entrance hall with stairs to the first floor, lounge, kitchen with a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, UPVC double glazed window and radiator. Two bedrooms and bathroom/WC.

Externally to the rear is a private south facing garden with shed and fenced boundaries.

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

Leasehold 999 years from 2nd November 1987 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/1ga1g2ba3f>

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 961

Price: Starting Bid £60,000

Property Type: Upper Flat

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay 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

To the front of the property is mainly paved driveway providing off street parking with walled and fenced boundaries.



## Entrance Hall

With stairs to the first floor.

## Landing

With doors off to the lounge and bedrooms.

## Lounge

5.46m x 3.43m (17'10" x 11'3")

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



## Kitchen

3.43m x 2.34m (11'3" x 7'8")

With a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, UPVC double glazed window and radiator.



## Bedroom One

3.51m x 3.44m (11'6" x 11'3")

UPVC double glazed window to the front and radiator.



## Bedroom Two

2.86m x 2.38m (9'4" x 7'9")

UPVC double glazed window to the side, built in storage cupboard and radiator.



## Bathroom/WC

2.75m x 1.68m (9'0" x 5'6")

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

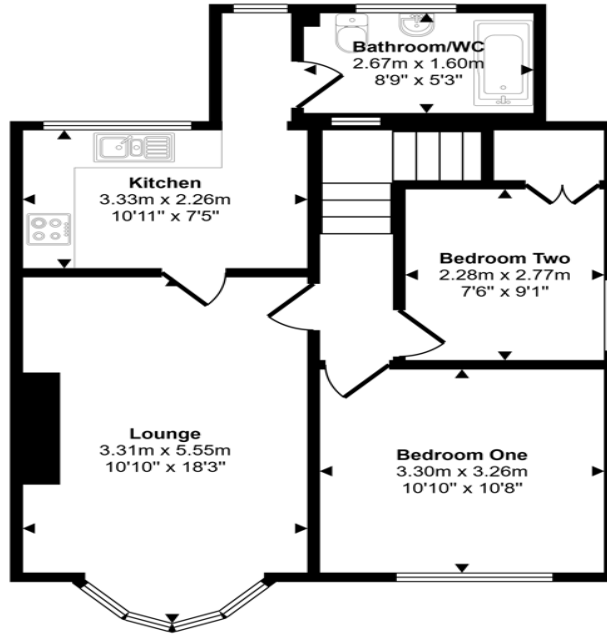


## Rear Garden

Private south facing rear garden with shed and fenced boundaries.



Approx Gross Internal Area  
56 sq m / 606 sq ft



First Floor

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>	71	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:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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