



pattinson P

## 2 bed lower flat to buy in NE28

Lynn Road, Wallsend, Tyne and Wear,  
NE28 8QA

**£110,000** Offers Over

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

Driveway parking

## Property features

- ✓ Council Tax Band A
- ✓ EPC C
- ✓ Double Driveway
- ✓ Central Location
- ✓ 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: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

We proudly present this lovely 2-bedroom lower flat located in the heart of Wallsend. This charming property offers a calm and laid-back lifestyle, ideal for both first-time buyers and investors alike. It falls within Council Tax Band A – an added financial advantage.

Upon entry into a home that is meticulously cared for, starting with the welcoming reception area. It seamlessly flows into a well-proportioned living space. The property boasts two good-sized bedrooms that are cosy yet spacious enough for you to rest in comfortably. The rooms are accompanied by ever-important storage space—yes, there is room for everything! The property also features a single well-appointed bathroom ensuring functionality isn't compromised.

Highlights of this property include a neat kitchen, replete with all the necessary amenities. An incredibly efficient EPC rating of 'C' adds to the property's appeal, pointing to lower energy bills and a more sustainable lifestyle.

Another striking feature is the double driveway that offers ample off-street parking and an electrical charging point, a real luxury in this bustling area. Along with the added benefit of an enclosed rear garden.

Ideally located in Wallsend, this home allows you to savour a residential lifestyle while still being close to local amenities and services. With easy access to local transportation links, travelling to the city is effortless.

Whether you are a first-time buyer looking to get a foot onto the property ladder, an investor searching for a reliable investment, or someone looking to downsize, this delightful lower flat in Wallsend could be the perfect fit for your needs.

Early viewing is highly recommended to fully appreciate the potential this property holds. Please call Pattinson Estate Agents to arrange a visit!

Offered for a Residential Sale, this house awaits your personal touch to turn it into a dream home. Don't miss out on this opportunity to own a fantastic property in a sought-after location.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 976

Price: Offers Over £110,000

Property Type: Lower Flat

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

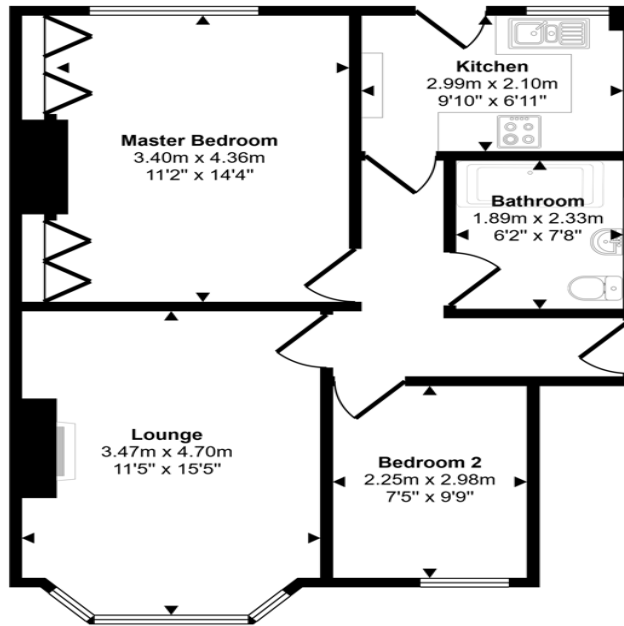
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approx Gross Internal Area  
59 sq m / 633 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>		72	77
(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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