

10 Gladstone Street, Wallsend



Price £39,950

**** GREAT PRICE **** An affordable 1st buy, with NO ONWARD CHAIN and rental potential, this flat is close to the Tyne Tunnel and is in reasonable order throughout. There is a long leasehold and the rear yard is shared with the lower flat and it is rated A for council tax.

Energy Rating D, call next2buy Ltd to arrange a viewing - 0191 2953322.

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The Property Comprises

Entrance

UPVc door into entrance lobby, stairs to first floor.

Living Room

15'7" max x 11'11" (4.75 max x 3.62) UPVc double glazed window, and radiator.



Kitchen

12'1" x 7'2" (3.69 x 2.19) UPVc double glazed window, and radiator, part tiled walls and fitted with a range of floor and wall units, counters and sink, electric hob, oven and extractor hood.



Rear Lobby

2'8" x 5'5" (0.82 x 1.65) UPVc door to an external staircase.

Bathroom

7'0" x 5'5" (2.13 x 1.65) UPVc double glazed window, and radiator. Part tiled walls and fitted with a white suite.



Bedroom 1

14'1" x 14'11" (4.29 x 4.54) UPVc double glazed window, and radiator.



Bedroom 2

14'7" x 8'2" (4.44 x 2.48) UPVc double glazed window, and radiator.



Bedroom 3

9'7" x 6'10" (2.93 x 2.08) UPVc double glazed window, and radiator.

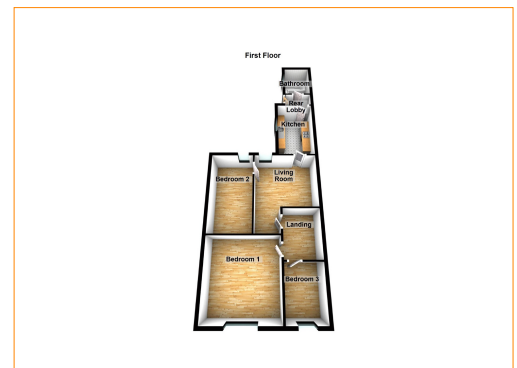


Externally

There is a yard to the rear, shared with the lower flat.



FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs				Very environmentally friendly - lower CO ₂ emissions (82-100) A (61-81) B (39-60) C (15-49) D (3-54) E (1-30) F (1-20) G Not environmentally friendly - higher CO ₂ emissions			
			63 65			57 60	
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			

VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours;
Monday 9am - 6pm
Tuesday 9am - 6pm
Wednesday 9am - 6pm
Thursday 9am - 6pm
Friday 9am - 6pm
Saturday 9am - 6pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

VIEWING APPOINTMENT

TIME

DAY/DATE

VENDORS NAME (S)

QR CODE



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