

45 Woodbine Avenue, Wallsend



**Price £74,950**

Very well situated on the ever popular WOODBINE AVENUE is this two bedroom ground floor flat. The home is ideally placed for reach of LOCAL AMENITIES and is just a short walk to Wallsend METRO STATION. The property offers well presented accommodation that may appeal to a variety of buyers and would make a GREAT FIRST TIME BUY.

Briefly the property comprises; entrance lobby, hallway, lounge, kitchen, bathroom and two bedrooms. As well as double glazing and a gas central heating system there is a shared yard to the rear that benefits from a WESTERLY ASPECT.

999 year lease. Council tax band A. Energy rating D. To arrange a viewing call next2buy on 0191 2953322.

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## The Property Comprises

### Entrance Lobby

Double glazed composite entrance door, half glazed door to hallway.

### Hallway

Picture rail, coving to ceiling, storage cupboard, radiator.

### Lounge

15'5" x 12'9" (4.69 x 3.89) Fireplace with living flame effect gas fire, coving and rose to ceiling, double glazed window, radiator.



### Kitchen

7'9" x 7'1" (2.37 x 2.15) Fitted with wall and base units with work surfaces over, integrated oven and hob with extractor hood over, integrated fridge/freezer, sink unit. Double glazed window, tiling to floor.



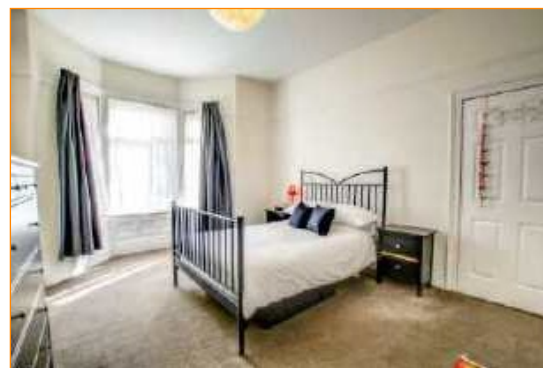
### Bathroom

7'5" max x 3'10" min x 7'7" max Lshaped (2.26 max x 1.18 min x 2.32 max L shaped) Comprising; bath with shower over, low level WC, wash hand basin. Tiling to walls and floor, double glazed windows, radiator.



### Bedroom 1

14'1" x 13'7" into robe (4.28 x 4.13 into robe) Built in wardrobes, double glazed bay window, picture rail, radiator.



### Bedroom 2

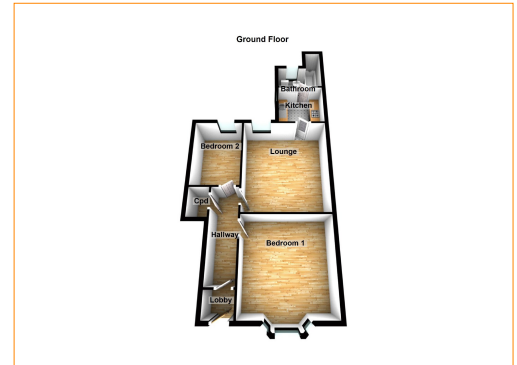
11'1" x 7'8" (3.37 x 2.33) Double glazed window, radiator.



**External**

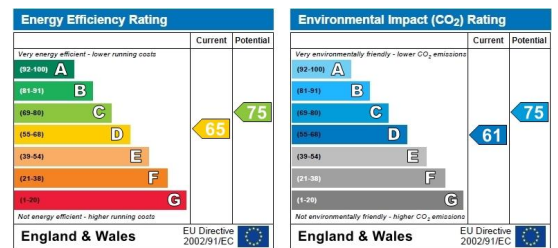
Externally there is a small paved area to the front and a shared yard to the rear which benefits from a westerly aspect.

**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**



**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 - 4pm

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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