







2



1



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- Upper Flat
- Close to Amenities
- Council Tax Band \*A\*
- Viewing Recommended
- Two Bedrooms
- Shared Yard
- Leasehold
- Call For More Information







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/Yme7JOVR1ZY> \*\***

This charming, two-bedroom, first floor flat is positioned in a popular location in Wallsend.

Internally the flat briefly comprises: - entrance and stairs to the first floor, spacious lounge, kitchen with fitted wall and floor units, integrated oven and hob and stairs to the rear. There are two good sized bedrooms and a modern, three piece bathroom WC with a shower mixer tap on the bath. Externally, there is a shared yard to the rear.

Wallsend is known for its abundance of parks and green spaces, providing residents with plenty of opportunities for outdoor activities and relaxation. The area also enjoys superb transport links, with nearby Metro stations and excellent road connections, ensuring quick and easy access to Newcastle city centre and surrounding areas. For history enthusiasts, the property is located just a short distance from the Segedunum Roman Fort and Museum, offering a glimpse into the area's rich past.

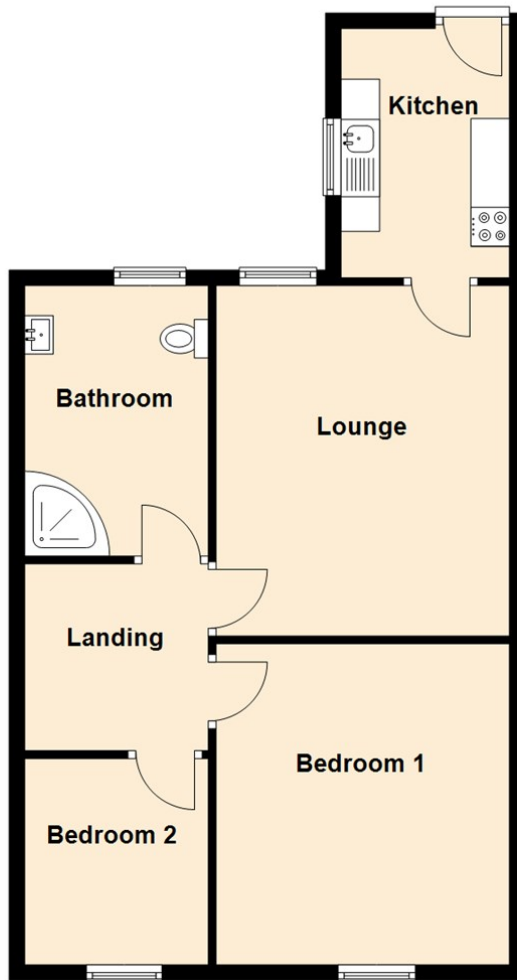
Early viewings come highly recommended. To book yours or for more information please call our team on 0191 270 1122.

#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*A\*.

## First Floor



Lounge 14'10" x 12'4" (4.54 x 3.78)

Kitchen 10'7" x 7'0" (3.24 x 2.14)

Bedroom One 12'5" x 13'7" (3.80 x 4.16)

Bedroom Two 8'9" x 7'9" (2.67 x 2.38)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## The difference between house and home

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