

## 29 Woodbine Avenue, Wallsend



### Offers over £69,950

\*\*\* CHAIN FREE \*\*\* CONVENIENT LOCATION \*\*\* TWO BEDROOMS \*\*\* PRIVATE YARD WITH OFF ROAD PARKING \*\*\* PRICED TO SELL \*\*\* LONG LEASEHOLD AGREEMENT 999 yrs from 2002 \*\*\* COUNCIL TAX BAND A \*\*\* ENERGY RATING D \*\*\*

We offer a traditional Tyneside Flat on the popular and conveniently placed Woodbine Avenue in Wallsend. The property is ready to move into and is offered with no further chain involved. With the Town Centre's shops and amenities a stones throw away, this property will appeal to a range of buyers; ideal first time buy, perfect down size purchase or buy to let investment. Inside the flat there are two bedrooms, the master is a particularly good size. A charming living room leads to a decent sized fitted kitchen and bathroom. To the back of the building there is a private yard which provides off road parking. Call next2buy today on 0191 2953322 to arrange an appointment to view.

### The Property Comprises:

#### Entrance Hall

Double glazed entrance door leading into the lobby. Inner door into the hall: under stair storage cupboard, radiator, dado rail, wood effect laminate flooring. Onward access into the bedrooms and the living room.

#### Living Room

9'1" x 15'3" (2.78m x 4.66m) Double glazed window to the rear elevation, double radiator, feature fire place, wood effect laminate flooring and access into the kitchen.



#### Kitchen

11'3" x 6'10" (3.44m x 2.08m) Double glazed window to the side elevation, double radiator and fitted with a range of wall and floor units, counter top surfaces, stainless steel sink unit, space for a fridge freezer, door into the inner lobby.



#### Inner Lobby

Access into the bathroom.

#### Bathroom

6'1" x 8'1" (1.85m x 2.47m) A white three piece suite comprising: low level WC, pedestal wash basin, bath, Double glazed window to the rear elevation, tiling to the walls and floor, single radiator.



**Bedroom One**

16'6" x 13'7" (5.03m x 4.14m) This is an exceptionally good sized room with a double glazed bay window to the front elevation, single radiator and alcoves.



**Bedroom Two**

12'6" x 8'0" (3.81m x 2.43m) Double glazed window to the rear, single radiator.

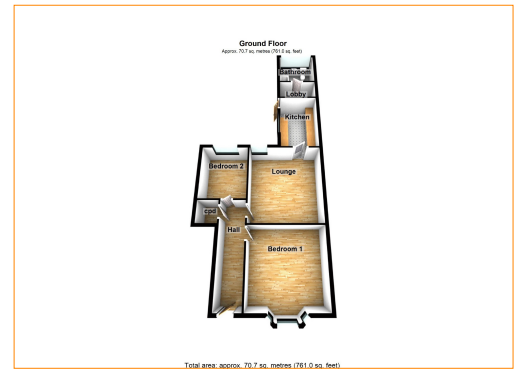


**Externally**

To the rear of the property there is a yard which has up and over doors, allowing for off road parking.

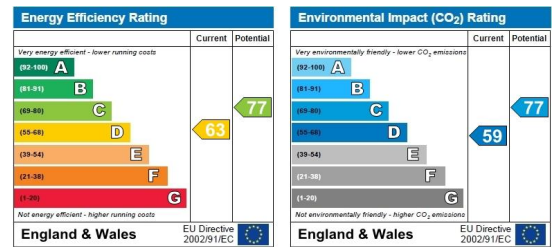


**FLOOR PLANS**



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](mailto: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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