

1b St Aidans Road, Wallsend



Guide price £85,000 to £90,000

***** GUIDE PRICE £85,000 TO £90,000 ***** Situated on St Aidans Road is this immaculately presented, two bedroom first floor flat. The property offers a high standard of accommodation that is neutrally decorated and **READY TO MOVE INTO**.

The property is very well placed for reach of local amenities, there are shops, leisure facilities, bus services and **WALLSEND METRO STAION** all within close proximity.

Briefly the accommodation comprises; entrance lobby, lounge, kitchen, **TWO DOUBLE BEDROOMS** and a modern refitted bathroom. As well as double glazing and a gas central heating system, the property has been fitted with an air ventilation system. Externally there is a shared garden to the rear and a **PRIVATE GARDEN** to the side. 999 Year lease from 2004 ***** Council tax band A ***** Energy rating C ***** To arrange a viewing, call next2buy on 0191 2953322.

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The Property Comprises

Entrance Lobby

Composite entrance door, stairs to the first floor landing.

Landing

Double glazed window, radiator.

Lounge

13'0" x 12'6" (3.96 x 3.81) Double glazed window to the front elevation, radiator.



Kitchen

8'0" x 7'7" (2.44 x 2.31) Fitted with a range of wall and base units with work surfaces over, single drainer sink unit, plumbed for automatic washing machine, laminate flooring, double glazed window to the rear elevation, radiator.



Bedroom 1

12'8" x 11'4" (3.86 x 3.46) Double glazed window to the rear elevation, radiator, cupboards to alcoves.



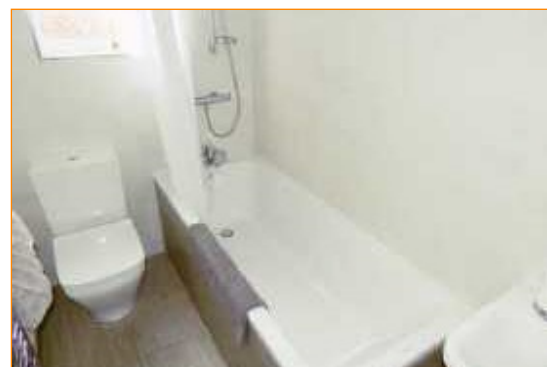
Bedroom 2

11'5" x 9'5" +bay (3.47 x 2.86 + bay) Double glazed bay window to the front elevation, radiator.



Bathroom

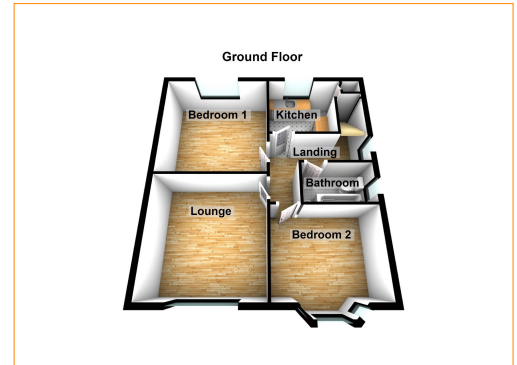
8'0" x 4'8" (2.43 x 1.41) Refitted with a modern suite comprising bath with shower over, low level WC, wash hand basin, tiling to walls and floor, ladder style radiator, double glazed window.



External

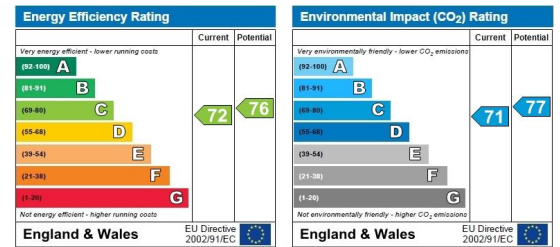
Externally there is a garden to the side which is laid to lawn together with a paved area. To the rear there is a shared garden which is mostly paved and has a shed for storage.

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 - 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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