



**WALTON
ROBINSON**



55 Wingrove Gardens, NE4 9HS

VIDEO TOUR AVAILABLE - enquire now

A well proportioned ground floor TYNESIDE FLAT located in a very popular residential area offering convenient access to LOCAL SHOPS and SCHOOLS as well as NEWCASTLE CITY CENTRE.

The property boasts THREE BEDROOMS, a central LIVING ROOM, Kitchen and Bathroom. The property has GAS CENTRAL HEATING and uPVC DOUBLE GLAZING throughout.

- Investors and First Time Buyers
- Ground Floor Flat
- Three Bedrooms
- Some Cosmetic Work Required
- Gas Central Heating
- uPVC Double Glazing
- Some Period Features
- Rear Yard
- Off Street Parking
- EPC Rating C

Asking Price £92,500 Leasehold

101 Percy Street, City Centre, Newcastle upon Tyne, NE1 7RY
T: 0191 649 7008 | Email: enquiries@waltonrobinson.com | www.waltonrobinson.com



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	70	78
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	67	78
England & Wales		
	EU Directive 2002/91/EC	