

## 33 Coronation Street, Wallsend



### Guide price £70,000 to £75,000

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We offer for sale this STUNNING two bedroom ground floor flat which has been the subject of MUCH IMPROVEMENT in recent times. The home is presented to an exceptionally high standard throughout with some lovely PERIOD FEATURES.

Conveniently placed for reach of local amenities the property is READY TO MOVE INTO and would make a fantastic first time buy.

Briefly the accommodation comprises; hallway, lounge, kitchen, bathroom and TWO DOUBLE BEDROOMS. Externally there is a PRIVATE REAR YARD with space for OFF STREET PARKING. Council tax band A. Energy rating TBC 999 year lease from 1987.

### Property Comprises



#### Entrance Lobby

Double glazed composite entrance door, picture rail and coving to ceiling, strip wood flooring, half glazed door to the hallway.

#### Hallway

Strip wood flooring, storage cupboard, radiator.



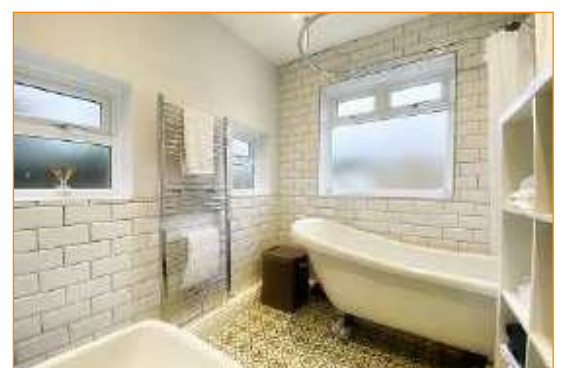
### Lounge

10'6" min x 10'6" (3.21 min x 3.19) Double glazed window, feature fireplace, strip wood flooring, radiator.



### Kitchen

10'5" x 7'4" (3.17 x 2.23) Fitted with wall and base units with wood block work surfaces over and inset sink unit, integrated oven and hob with extract hood over. Double glazed window, part tiled walls, double glazed external door leading to the rear yard.



### Bathroom

7'7" x 7'4" (2.32 x 2.23) Comprising; free standing roll top bath with shower over, low level WC and was hand basin. Part tiled walls, double glazed windows, spotlights to ceiling and ladders style radiator.



### Bedroom1

13'11" x 12'10" (4.25 x 3.91) Feature period style fireplace with tiled inset, picture rail, coving and rose to ceiling, double glazed window, radiator.



### Bedroom 2

14'0" x 7'6" (4.26 x 2.28) Double glazed window, picture rail, radiator.

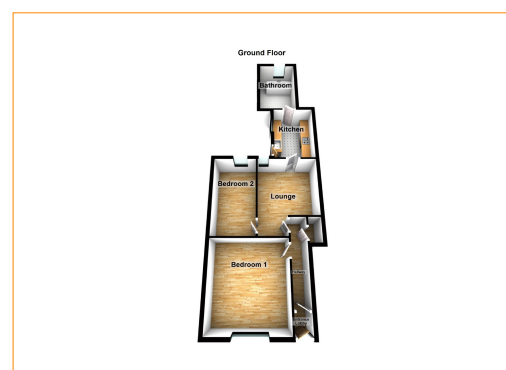


### External

Externally there is a private yard to the rear which has space for off street parking for a small vehicle.



### 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)

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**VIEWING APPOINTMENT**

TIME .....

DAY/DATE .....

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**QR CODE**

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