

37 Philiphaugh, Wallsend



Guide price £60,000 to £70,000

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We offer for sale a DECEPTIVELY SPACIOUS first floor flat which is being sold CHAIN FREE. The property offers VERSATILE ACCOMMODATION which is currently used as two bedrooms and two reception rooms, but could be used as three bedrooms if required.

Situated within close proximity of Wallsend Town centre the property is very well placed for reach of local amenities and is just a short walk to WALLSEND METRO STATION.

Briefly the accommodation comprises; lounge, kitchen, dining room, two bedrooms and a bathroom. Externally there is a shared yard to the rear. Council tax band A. Energy rating D. South Tyneside Lease 999 Year lease from 1982.

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The Property Comprises

Entrance

Double glazed entrance door, stairs to the first floor landing.

Landing



Lounge

14'10" + bay x 12'8" (4.51 + bay x 3.85) Double glazed bay window, fireplace with gas fire, coving and rose to ceiling, radiator.



Dining Room

15'0" x 12'7" (4.57 x 3.83) Double glazed window, radiator.



Kitchen

11'11" x 7'10" (3.64 x 2.38) Wall and base units with work surfaces over, single drainer sink unit. Double glazed window, radiator.



Rear Lobby

Stairs leading to the rear yard, access to the bathroom.

Bathroom

6'11" x 5'9" (2.11 x 1.75) Comprising; bath with shower over, low level WC and wash hand basin. Tiling to walls, double glazed window, radiator.



Bedroom 1

11'1" x 7'9" (3.38 x 2.37) Double glazed window, radiator.



Bedroom 2

10'5" x 7'11" (3.17 x 2.42) Double glazed window, feature fireplace, radiator.



