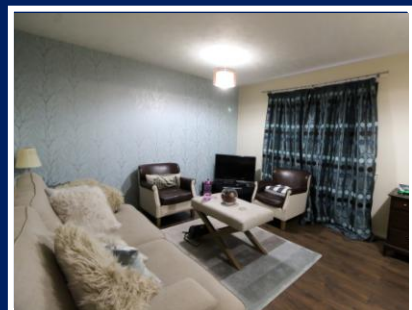




Welwyn Close, Wallsend  
Offers in the region of £76,000



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## Welwyn Close, Wallsend

Lennon properties are delighted to bring to the market this two bedroom first floor flat which is situated within the highly desirable Hadrian lodge estate & within close proximity of a wealth of local amenities and offers easy access to both the City Centre and the Coast. The accommodation comprises; entrance porch, lounge, kitchen, two bedrooms and a bathroom/WC. Additional benefits include gas central heating & double glazing. Internal Viewing is highly recommended.



## ENTRANCE HALL

Via double glazed door, stairs to first floor.

## LOUNGE

14' 11" x 11' 5" (4.55m x 3.49m)

Laminate wood flooring, double glazed window.

## KITCHEN

8' 2" x 8' 1" (2.51m x 2.47m)

Fitted with a range of wall and base units to round edged work tops, tiled walls, space for washer, cooker and hob, radiator, double glazed window.

## BEDROOM ONE

6' 4" x 7' 11" (1.95m x 2.42m)

Storage & wardrobes, double glazed window.

## BEDROOM TWO

10' 10" x 8' 3" (3.31m x 2.52m)

Double glazed windows.

## BATHROOM

Fitted with a three piece suite comprising low level wc, pedestal wash hand basin, panelled bath with shower over, double glazed window.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	78   c
55-68	D		
39-54	E		
21-38	F		



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off / disconnected or drained services or appliances - All measurements are approximate. MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.