



Holly Avenue Wallsend NE28 6PB

£89,950

Beautifully presented, Victorian, ground floor flat, within walking distance to the Metro, town centre and with excellent local transport links to both the City Centre and A19 North and South. Substantially improved throughout, showcasing an entrance hallway, fabulous sized lounge with electric stove fire, stylish and contemporary fitted kitchen with gorgeous high gloss units and integrated appliances, fabulous family bathroom with shower off the taps, two spacious bedrooms, the principal bedroom with feature bay window, shared yard and the added benefit of no onward chain. Gas radiator central heating system and double glazing! We just love it!

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Victorian Lower Flat

Walking Distance to Metro

Close to Town Centre

Beautifully Updated Throughout

Lounge with Electric Stove Fire

Stunning Kitchen with Integrated Appliances

Fabulous Re-Fitted Bathroom

No Onward Chain!

ENTRANCE HALLWAY: beautiful period arch, radiator, door to:

LOUNGE (rear) 12'38 x 14'39 (3.77 x 4.39), measurements into double glazed window and alcoves, radiator, electric stove fire, door to:

KITCHEN (rear) 7'77 x 8'61 (2.36 x 2.62), stunning re-fitted kitchen incorporating a range of stylish, high gloss, base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, cooker hood, marble effect floor, black, single drainer sink unit with mixer taps, double glazed window, radiator, double glazed door to rear yard, door to:

FAMILY BATHROOM: (rear), luxurious re-fitted family bathroom showcasing, bath with mixer taps and shower off, contemporary floating vanity sink unit with mixer taps, low level w.c with push button cistern, fully tiled walls and floor, paneling and spotlights to ceiling

BEDROOM ONE: (front) 16'26 x 13'78 (4.95 x 4.20), measurements into feature double glazed bay window and alcoves, cornice to ceiling, ceiling rose

BEDROOM TWO (rear) 8'27 x 10'13 (2.52 x 3.08), radiator, double glazed window

EXTERNALLY: shared rear yard



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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: To Be Confirmed

Mobile Signal Coverage Blackspot: No

Parking: On street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 999 years from 08.05.85 remaining years 959
Ground Rent: One peppercorn

COUNCIL TAX BAND: A

EPC RATING: C

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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