



Willow Grove, Wallsend

Asking Price £70,000

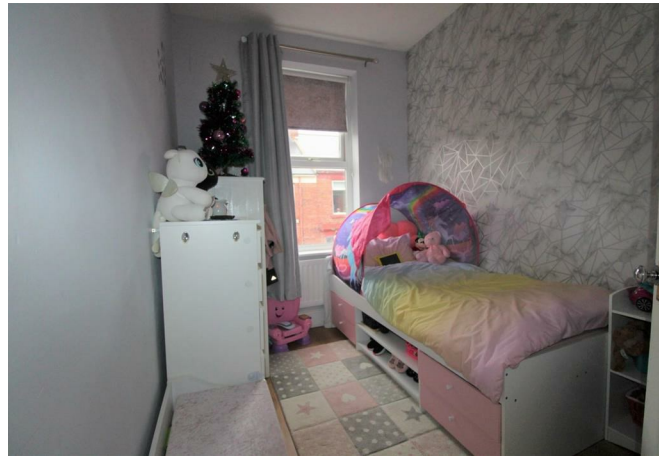
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RICHARDSONS 



# Willow Grove Wallsend, NE28 6PN

- FIRST FLOOR FLAT
- LARGE LOUNGE
- ON STREET PARKING
- CLOSE TO AMENITIES
- TWO BEDROOMS
- SPACIOUS KITCHEN
- CHAIN FREE
- EPC RATING D



Asking Price £70,000



**\*IDEAL BUY TO LET\* \*INVESTMENT OPPORTUNITY\* \*NO ONWARD CHAIN\***  
Estimated rental £525

For sale with no onward chain, two bedroom first floor flat, well presented, open plan kitchen lounge area, benefitting from a large utility room. Situated just short distance from Wallsend Town Centre, there are ample shopping and leisure facilities nearby as well as excellent transport links.

Externally - There is a shared yard to the rear of the property.

Additional information

Tenure - Freehold  
Council Tax - A  
Leasehold - 966 years remaining



### Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

**Lounge** 15'9" x 18'11" (4.810 x 5.776)  
Double glazed window, laminate flooring, electric fireplace.

**Kitchen** 12'4" x 6'10" (3.771 x 2.094)  
Fitted with a modern range of wall and base units with work surfaces over, space for oven and hob, single drainer sink unit, double glazed windows and laminate flooring.

**Bedroom One** 13'1" x 12'2" (3.990 x 3.725)  
Double glazed window, alcoves, laminate flooring, radiator.

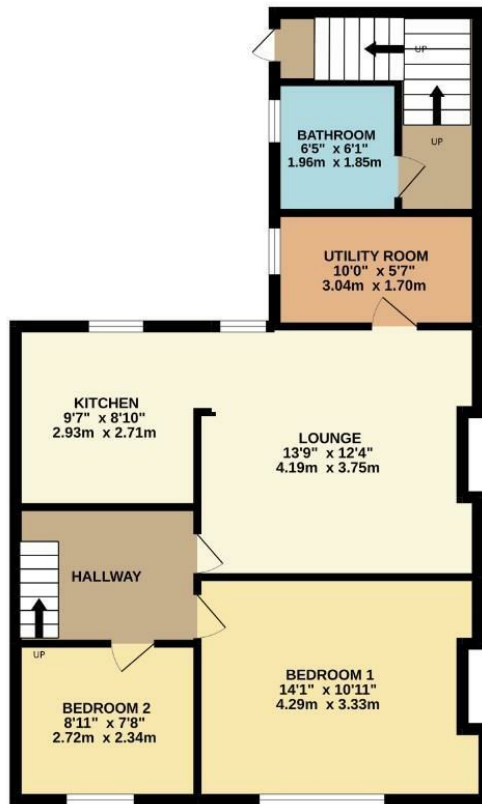
**Bedroom Two** 7'3" x 9'8" (2.223 x 2.952)  
Double glazed window, laminate flooring, radiator.

**Utility** 9'10" x 7'1" (3.000 x 2.175)  
laminate flooring, boiler, plumbing for washing machine and tumble dryer.

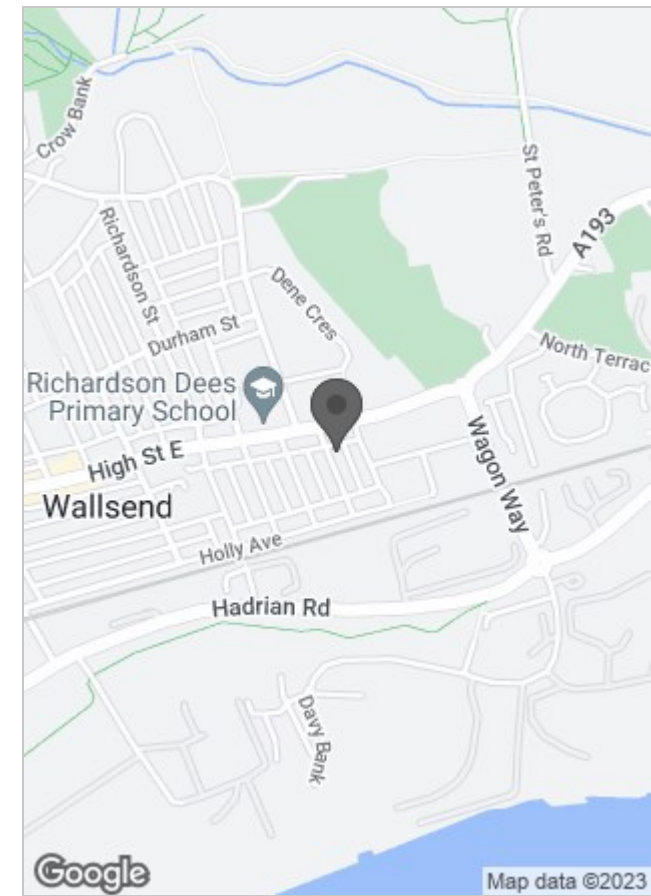
**Bathroom** 6'6" x 6'6" (2.000 x 2.002)  
Tiled bathroom, towel radiator, frosted window to the rear.



GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 sq.m.) approx.  
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 misstatement. 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.  
Made with Metosys 6/2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.