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- For Sale by Modern Auction • T & C's Apply
- Subject to Reserve Price • Buyers Fees Apply
- Ground Floor • One Bedroom
- Front Garden • Rear Yard
- Viewing Recommended • Call For More Information





We welcome this one-bedroom ground floor flat, ideally positioned on the ever-popular Elmwood Avenue in Wallsend.

For sale by Modern Method of Auction: Starting Bid Price £45,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

Conveniently located close to a variety of local shops, amenities, and well-regarded schools, the flat is also close to excellent transport links, with the Metro station and local bus services just a short walk away, providing easy access into Newcastle City Centre and the surrounding areas. For those with an interest in local history, Segedunum Roman Fort and Museum is only a short stroll away, offering a fascinating insight into the area's heritage.

Internally, the accommodation is in need of updating and briefly comprises an entrance lobby leading into a welcoming hallway, a spacious lounge, kitchen, a bathroom, and a well-proportioned bedroom. The property further benefits from gas central heating and double glazing throughout. Externally there is a garden to the front and a yard to the rear.

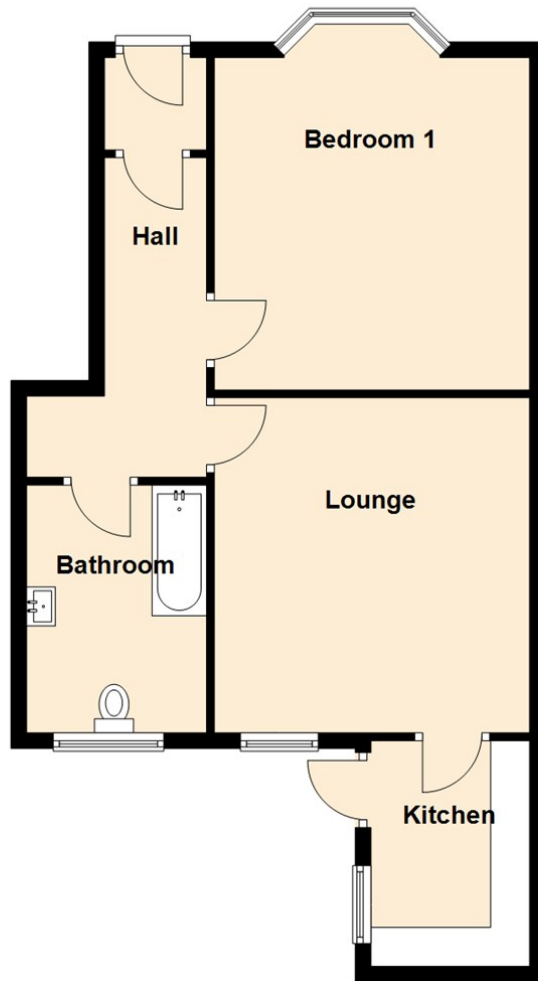
Early viewings are highly recommended. For more information or to arrange a viewing, please contact our High Heaton team on 0191 270 1122.

Tenure

The agent understands the property to be leasehold, although this should be confirmed with a licensed legal representative.

Council Tax Band: A

Ground Floor




Lounge 12'7" x 14'1" (3.85 x 4.30)

Kitchen 9'8" x 6'9" (2.97 x 2.06)

Bedroom One 14'0" x 13'1" (4.27 x 4.01)

Auctioneer's Comments

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

The difference between house and home

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www.janforsterestates.com

Gosforth
High Heaton
Tynemouth
Property Management Centre

0191 236 2070
0191 270 1122
0191 257 2000
0191 236 2680

