



 Jan Forster

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Elmwood Avenue | Wallsend | NE28 6LA  
Auction Guide £45,000





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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 236 2070.

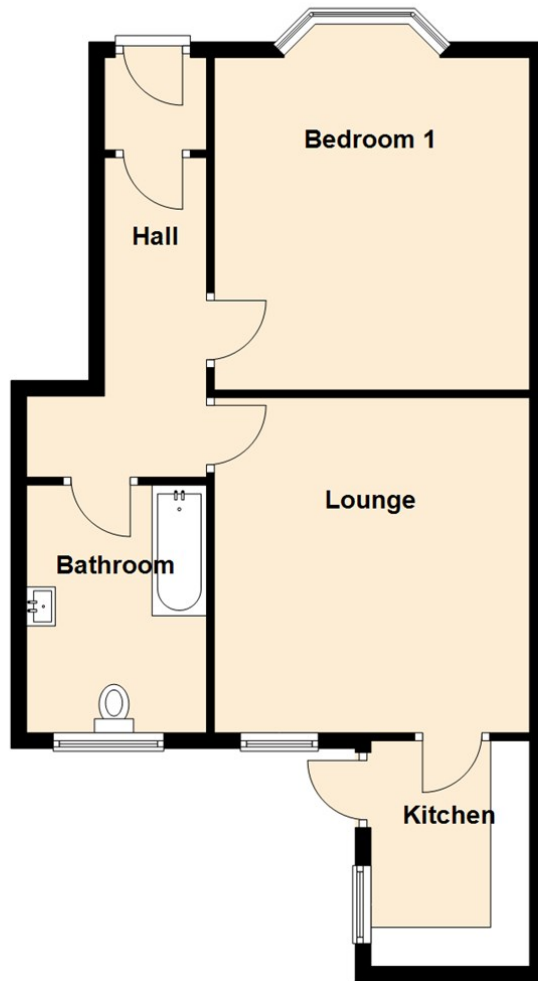
#### Tenure

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

Council Tax Band: A



## Ground Floor

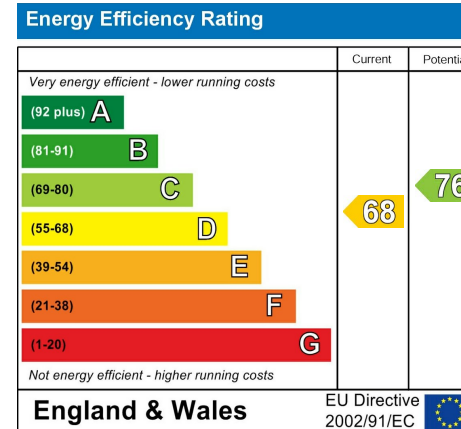


Lounge 12'7" x 14'1" (3.85 x 4.30)

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



## The difference between house and home

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**Contact Us: 0191 236 2070**

