



## 1 bed lower flat to buy in NE28

Myrtle Grove, Wallsend, Wallsend, Tyne and Wear, NE28 6PH

**£25,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Lower Flat
- ✓ One Bedroom
- ✓ On street parking
- ✓ Private Courtyard
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

TO BE SOLD VIA ONLINE AUCTION (((22/04/2025 12:00))) FEES APPLY.

Pattinson Estate Agents are pleased to welcome to the market this one bedroom lower flat on Myrtle Grove.

Briefly comprising, an entrance hallway, lounge, kitchen, bathroom and bathroom.

Externally the property offers a private courtyard to the rear, on street parking available to the front of the property.

For more information please contact: [wallsend@pattinson.co.uk](mailto:wallsend@pattinson.co.uk) 0191 234 5681

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 56

Price: Starting Bid £25,000

Property Type: Lower Flat

Parking: On Street

Heating: Gas

## Bedroom 1

4.07m x 3.70m (13'4" x 12'1")

Double bedroom with carpet underfoot and with double glazed with windows



## Kitchen

3.58m x 2.23m (11'8" x 7'3")

Kitchen with ample worktop space with a range of fitted base units



## Living Room

4.59m x 3.90m (15'0" x 12'9")

Lounge with laminate flooring and with double glazed windows



## Bathroom

2.08m x 1.70m (6'9" x 5'6")

Three piece suite with lower level WC, hand wash basin and fitted bath





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadstateagents.co.uk, www.ybrea.co.uk**

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