

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

10 ROLAND ROAD WALLSEND NE28 6QB



- SPACIOUS GROUND FLOOR FLAT
- EPC RATING C
- LEASEHOLD
- TWO BEDROOMS
- COUNCIL TAX BAND A
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

Price £89,950

10 ROLAND ROAD WALLSEND NE28 6QB

Nestled on Roland Road in the town of Wallsend, this two bedroom ground floor flat presents an excellent opportunity for both first-time buyers and those seeking a buy-to-let investment. The property boasts a spacious ground floor layout, featuring two well-proportioned bedrooms that offer ample space for relaxation and rest.

One of the standout features of this home is its proximity to lovely walking paths, perfect for leisurely strolls and enjoying the natural beauty of the surrounding area. Additionally, the convenience of being within walking distance to the Metro ensures easy access to local amenities and transport links, making commuting a breeze.

This ground floor flat is not only practical but also offers a comfortable living environment, ideal for those looking to settle in a welcoming community. With its appealing location and potential for rental income, this property is a must-see for anyone looking to make a smart investment or find their first home. Don't miss the chance to explore this wonderful opportunity in Wallsend.

GROUND FLOOR

LOBBY

Entered via a double glazed door.

HALL

Radiator, dado rail, walk in storage cupboard.



LOUNGE

14'10 x 13'3 (4.52m x 4.04m)

Double glazed window, radiator, marble hearth and back, fire surround.



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KITCHEN

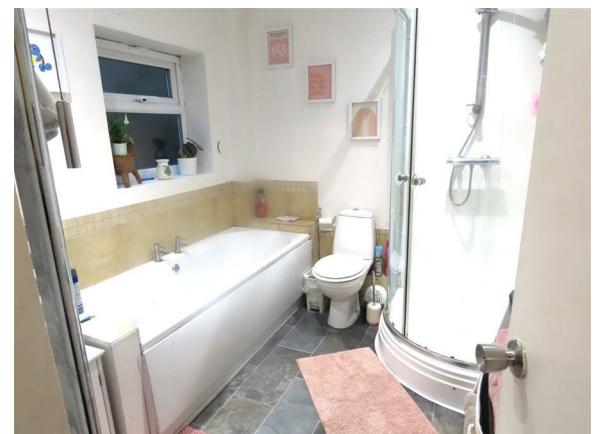
Galley style kitchen with a range of wall base and drawer units with complimenting work tops, built in oven, built in hob with chrome back and extractor hood above, radiator, double glazed window.



BATHROOM

7'7 x 8'5 (2.31m x 2.57m)

Double glazed window, bath, corner shower cubicle, low level wc, wash hand basin, heated towel rail, tiled splash back.



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MASTER BEDROOM

16'9 x 13'9 *into bay* (5.11m x 4.19m *into bay*)

Double glazed bay window, radiator, coving.



BEDROOM TWO

10'8 x 7'1 (3.25m x 2.16m)

Double glazed window, radiator.



EXTERNALLY

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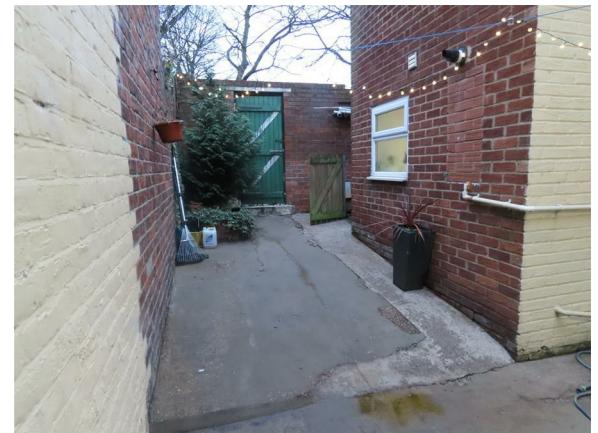
FRONT

Gravelled garden to the front with steps down to the main street.



REAR

Yard to the rear.



TENURE:

WE UNDERSTAND THE PROPERTY IS LEASEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

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STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6620A

MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker Feb 2026)

Flood Risk - River and Sea - Low Risk

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	75
(55-68) D		
(39-54) E		
(21-38) F		



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