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97 Laurel Street

, Wallsend, NE28 6PG

• BUY TO LET INVESTMENT OPPORTUNITY • TO BE SOLD WITH TENANT IN SITU • TWO BEDROOM FIRST FLOOR FLAT •

• CURRENTLY ACHIEVING £600 PCM • GREAT LOCATION CLOSE TO WALLSEND TOWN CENTRE •

• EXCELLENT ROAD LINKS • AMPLE SHOPPING FACILITIES, BUS SERVICES & METRO STATION •

• 999 YEAR LEASE FROM 1998 • COUNCIL TAX BAND A • ENERGY RATING D •

Price £60,000

2 1 1 D

- Buy To Let Investment Opportunity
- To Be Sold With Tenant In Situ
- Currently Achieving £600 pcm
- Close To Wallsend Town Centre
- Nearby Metro Station & Bus Services
- Close To Schools
- 999 Year Lease From 1998
- Council Tax Band A
- Energy Rating D

Entrance

Entrance door, stairs to the first floor accommodation.

Landing

Radiator.

Kitchen

9'9" x 7'7" (2.98 x 2.33)
Wall and base units with work surfaces over and sink unit, double glazed window, radiator.

Lounge

13'5" x 11'5" (4.09 x 3.49)
Double glazed window, radiator.

Bedroom 1

14'2" x 13'7" (4.33 x 4.16)
Double glazed window, radiator.

Bedroom 2

8'7" x 6'9" (2.64 x 2.07)
Double glazed window, radiator.

Bathroom

6'3" x 4'9" (1.91 x 1.46)
Double glazed window, bath, WC and wash hand basin.

External

Externally there is a yard to the rear.

Lease Information

The property has a 999 year lease dated from 30/01/1998 with a peppercorn rent.

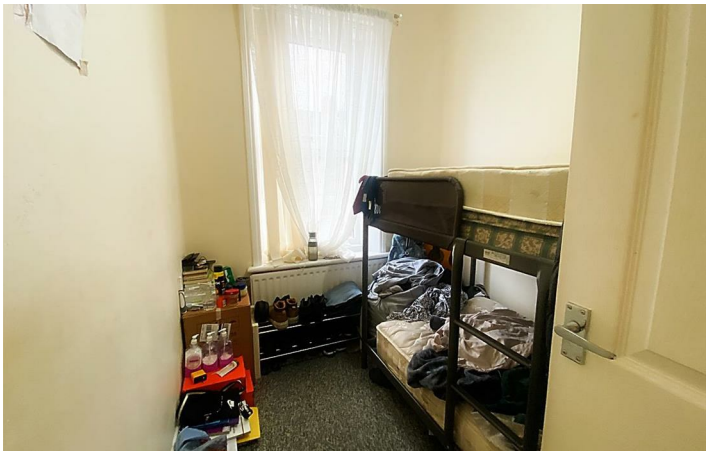
Material Information

BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk
EE-Good outdoor, variable in-home
O2-Good outdoor
Three-UK-Good outdoor and in-home
Vodafone-Good outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.

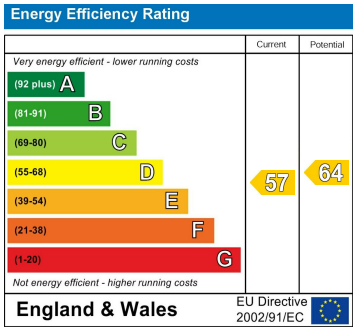




Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
Tel: 0191 295 3322 Email: info@next2buy.com https://www.next2buy.com