



Axwell Terrace, Swalwell, Tyne And Wear, NE16 3JS

*****CHAIN FREE***** Spacious three bedroom upper floor flat in Swalwell, with easy access to local shops, amenities and transport links. The property comprises of entrance hall, lounge, three bedrooms, kitchen and bathroom W/C. Externally there is a yard to rear. This would make an ideal home or buy to let investment, with a potential rental yield of 13% (based on a rent of £550 per month). Viewing essential. EPC Rating D.



*****CHAIN FREE*****

First Floor Flat

Three Bedrooms

Buy To Let Opportunity

Viewing Essential

EPC Rating D

Offers Over £50,000

Lounge 14' 8" x 11' 0" (4.47m x 3.35m)

Two built in cupboards.

Kitchen 11' 2" x 7' 6" (3.40m x 2.28m)

Fitted with a range of wall and base units, space for freestanding appliances (not included).

Bedroom 1 12' 10" x 12' 8" (3.92m x 3.86m) max

Fitted wardrobe and lovely feature fireplace.

Bedroom 2 8' 7" x 7' 10" (2.62m x 2.39m)

Bedroom 3 7' 10" x 7' 9" (2.40m x 2.36m)

Bathroom 7' 8" x 6' 11" (2.33m x 2.12m) max

Bath with shower over, wash basin, W/C. Built in storage cupboard housing boiler.

Externally

Shared yard to the rear. Parking available on street.

Additional information

Council tax band: A We understand this property is leasehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Leasehold information

Length of original lease: 999 years Original date: 2005 Years remaining: 979 Annual ground rent: £0 Annual service charge: £0

Important note to purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



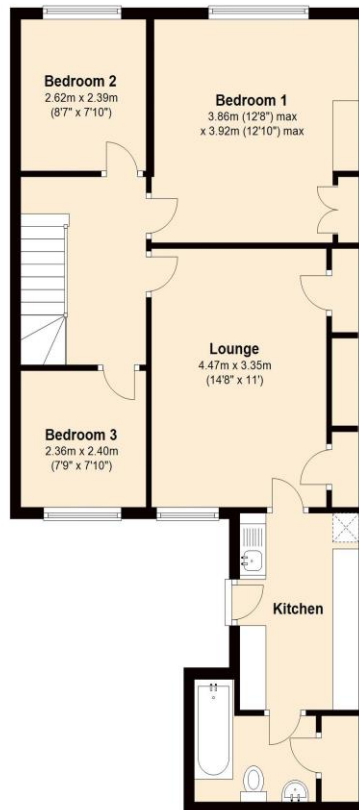


EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	68 D
39-54	E		
21-38	F		
1-20	G		

Floorplan

First Floor



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