

492 Welbeck Road Walker, Newcastle Upon Tyne, NE6 2PA

** THREE BEDROOM MAISONETTE ** CHAIN FREE ** OFF STREET PARKING AND REAR GARDEN **

** INVESTORS ONLY - PROPERTY IS CURRENTLY RENTED OUT AT £700 PER MONTH ** EXCELLENT BUY OR BUY TO LET **

** GREAT LOCATION AND TRANSPORT LINKS INTO THE CITY CENTRE **

** 125 YEAR LEASE FROM APRIL 1989 ** £10 PER YEAR GROUND RENT **

** COUNCIL TAX BAND A ** EPC RATING D **

Offers Over £99,950

492 Welbeck Road

Walker, Newcastle Upon Tyne, NE6 2PA



- Three Bedroom Maisonette
- Chain Free
- Excellent Road & Transport Links
- Off Street Parking & Rear Garden
- Tenanted Current Rental £700 PCM
- Council Tax Band A
- Excellent Buy Or Buy To Let
- 125 Year Lease From April 1989
- EPC Rating D

Entrance

Hallway

Lounge

14'7" x 10'10" (4.45 x 3.31)

Kitchen

11'11" x 6'6" (3.64 x 2)

Bedroom 1

14'2" x 10'11" (4.33 x 3.34)

Bedroom 2

13'7" x 10'7" (4.15 x 3.23)

Bedroom 3

10'0" x 7'4" (3.07 x 2.24)

Bathroom

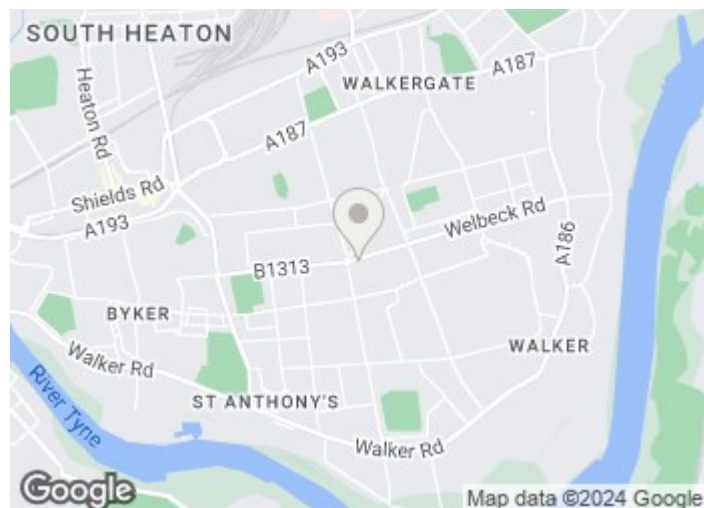
6'10" x 5'2" (2.10 x 1.58)

W/C

External

Lease

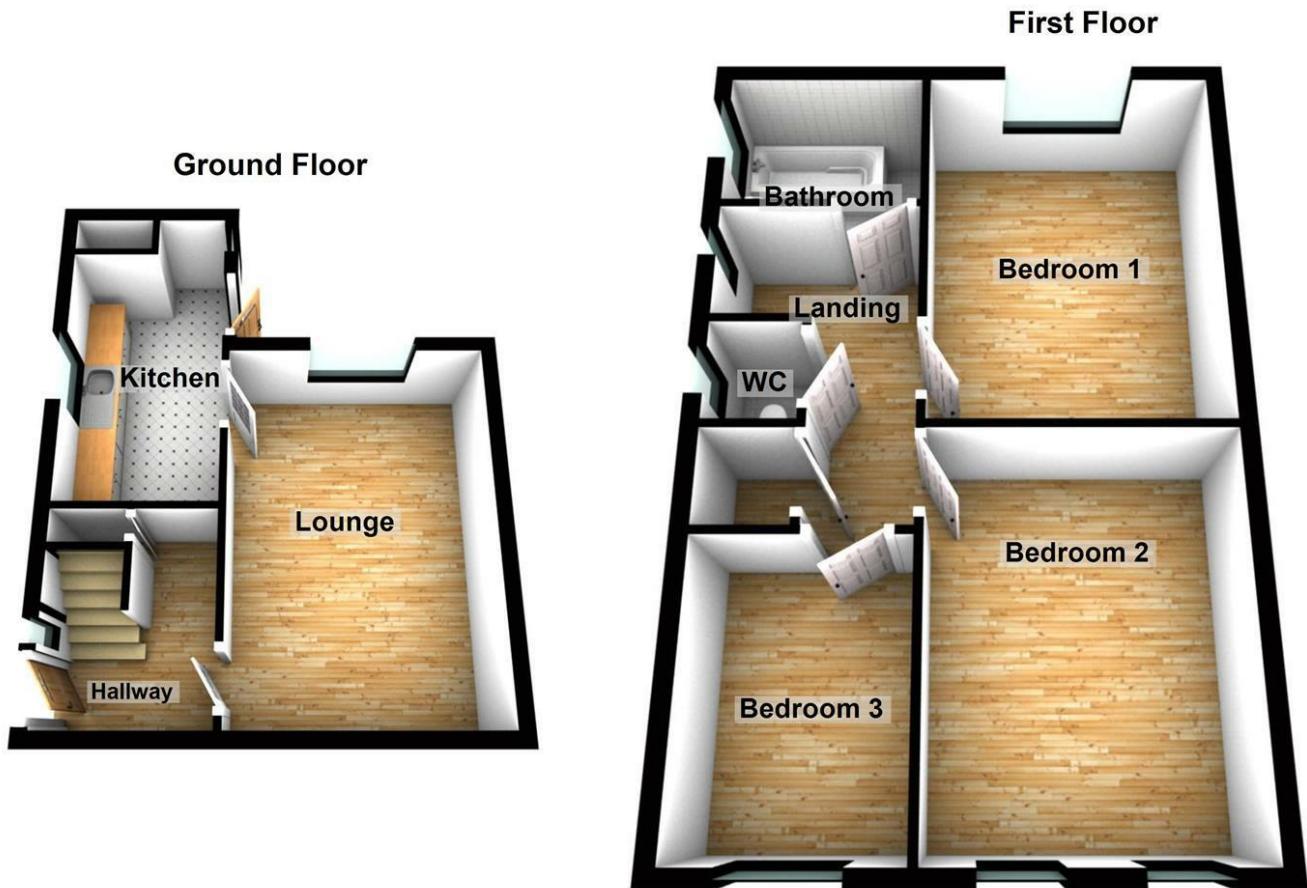
Broadband



Directions



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 firm's 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>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	