



11 Welbeck Road

Walker, Newcastle Upon Tyne, NE6 2HU

** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH **

** TWO BEDROOM FIRST FLOOR FLAT **

** INVESTMENT OPPORTUNITY TO BE SOLD WITH TENANT IN SITU **

CURRENTLY ACHIEVING £500 PCM ** CLOSE TO LOCAL AMENITIES ** PRIVATE YARD TO REAR **

Price £60,000

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- First Floor Flat
- Currently Achieving £500 pcm Rent
- 99 Year lease From 1985
- Two Bedrooms
- Close To Local Amenities
- Council Tax Band A
- To Be Sold With Tenant In Situ
- Cash Buyers Only
- Energy Rating D

Entrance

Lease

Landing

Broadband

Lounge

14'5" x 10'7" (4.40 x 3.23)

Kitchen

11'8" x 7'2" (3.56 x 2.19)

Bedroom 1

14'3" x 12'5" (4.35 x 3.79)

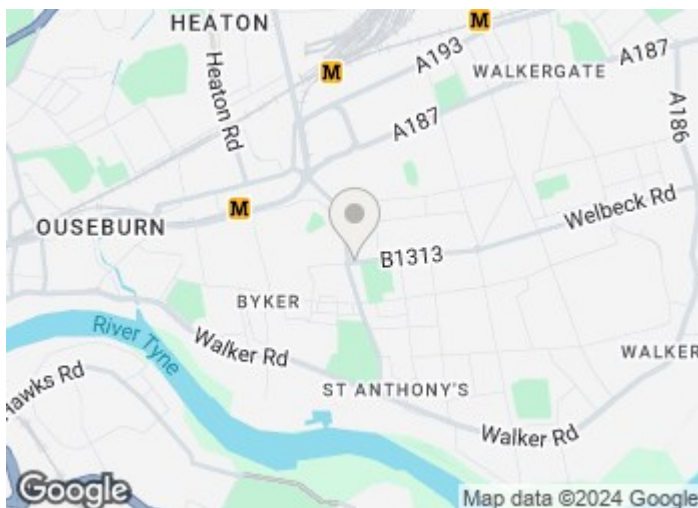
Bedroom 2

9'8" x 7'10" (2.97 x 2.41)

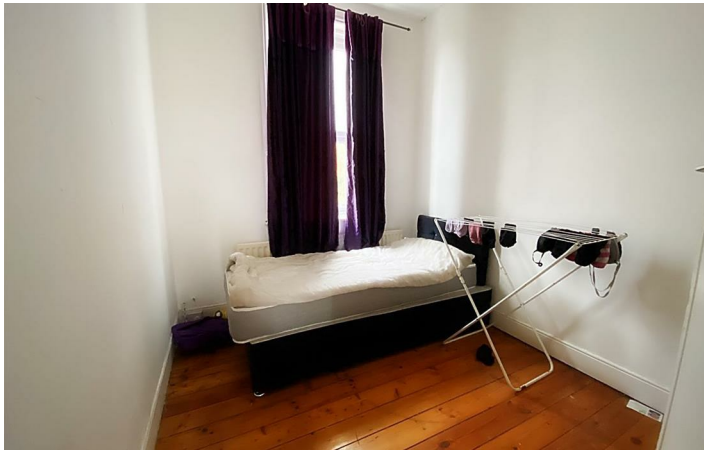
Bathroom

10'7" x 7'11" (3.25 x 2.43)

External



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.

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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 | | | |
| (55-68) D | | 62 | 75 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |