



## 1 Albert Avenue , Wallsend, NE28 8RZ

\*\* TWO BEDROOM END TERRACE HOUSE \*\* TO BE SOLD WITH THE TENANT IN OCCUPATION \*\*

\*\* EXCELLENT RENTAL POTENTIAL \*\* CLOSE TO AMENITIES \*\* EXCELLENT ROAD LINKS \*\*

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

Offers Around £110,000

# 1 Albert Avenue

, Wallsend, NE28 8RZ



- Two Bedroom End Terrace House
- Excellent Road & Transport Links
- Council Tax Band A
- Spacious Rooms
- Close To Amenities
- EPC Rating D
- Private Yard
- Rental Increase Potential

## Entrance

## Broadband

## Lounge

17'3" x 8'11" (5.28 x 2.73)

## Kitchen

24'3" x 10'3" max (7.40 x 3.14 max)

## Landing

## Bedroom 1

9'5" max x 20'11" (2.89 max x 6.38)

## Bedroom 2

12'8" x 10'1" max (3.88 x 3.08 max)

## Bathroom

7'8" x 7'5" (2.34 x 2.28)

## External

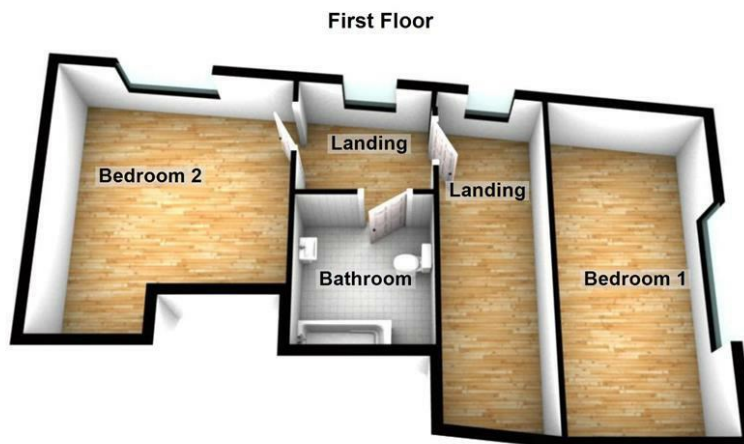
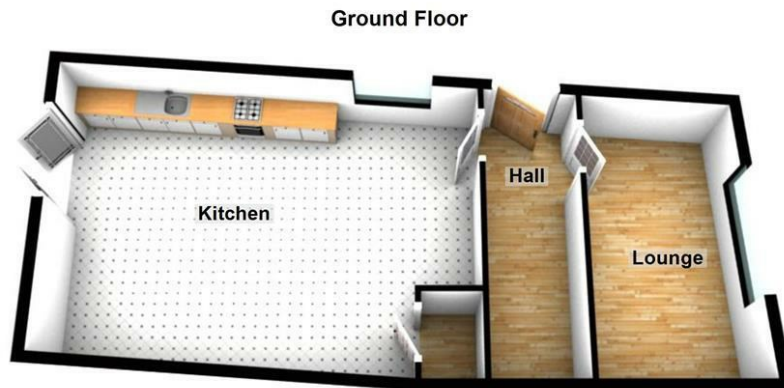


## Directions





## 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.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT  
 Tel: 0191 295 3322 Email: [info@next2buy.com](mailto:info@next2buy.com) <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	