



40 Whitehall Street, South Shields, NE33 4SX

Guide price £45,000

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Moovd Online Property Auctions are delighted to offer For Sale via Option A – Unconditional Online Auction, this two bedroom instant rental investment. **BUY IT NOW PRICE AVAILABLE AT £45,000 PLUS FEES.**

Perfect for any investor, this well presented first floor two bedroom flat is currently tenanted at £475PCM, yielding 12.66% on the advertised Guide Price.

The layout briefly comprises entrance vestibule with stairs to first floor, large light lounge, modern fully fitted kitchen, bathroom with corner shower, two well proportioned bedrooms and rear stairs to yard with gated access.

Located in South Shields, with endless doorstep amenities, excellent transport links and good schooling, this property has it all. With an impressive yield and an attractive Guide Price, this is not to be missed! Viewings strictly by appointment only.

### Entrance Vestibule

Stairs to first floor.

### Lounge 9'5" x 11'1" (2.88m x 3.39m)

Double glazed window to rear, radiator, laminate flooring.

### Kitchen 14'7" x 6'6" (4.47m x 2.00m)

Fitted with a range of base and wall units, contrasting work surface, single stainless steel sink with tap, wall mounted boiler integrated electric oven and hob, splash back tiling, spotlights, loft access, laminate flooring, double glazed window.

### Bathroom

Corner shower, pedestal hand basin, low level WC, ladder towel rail, double glazed frosted window, vinyl flooring.

### Bedroom 1 9'0" x 11'10" (2.75m x 3.62m)

Double glazed window, radiator, laminate flooring.

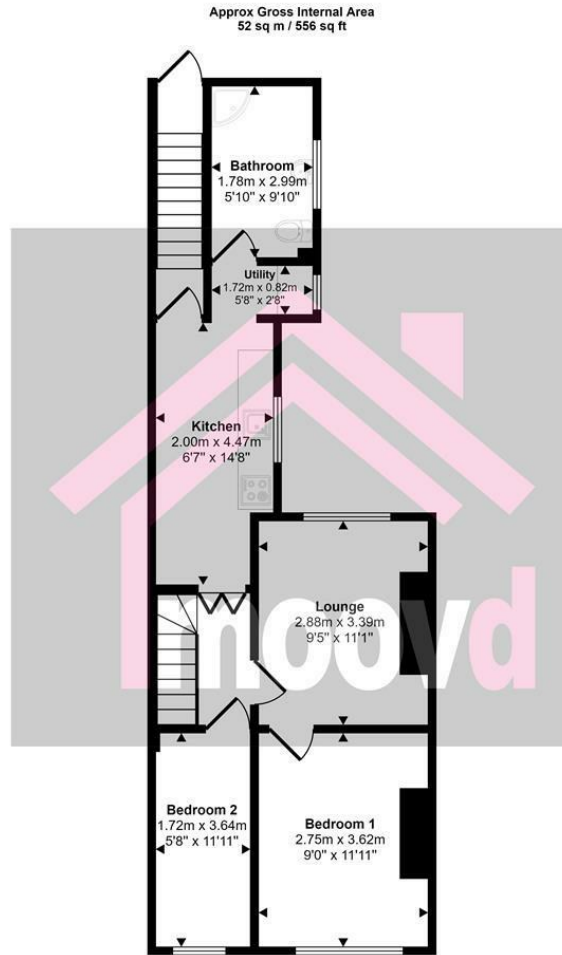
### Bedroom 2 11'11" x 5'7" (3.64m x 1.72m)

Double glazed window, radiator, laminate flooring.

### External

Stairs from rear of property down to rear yard with gated access.

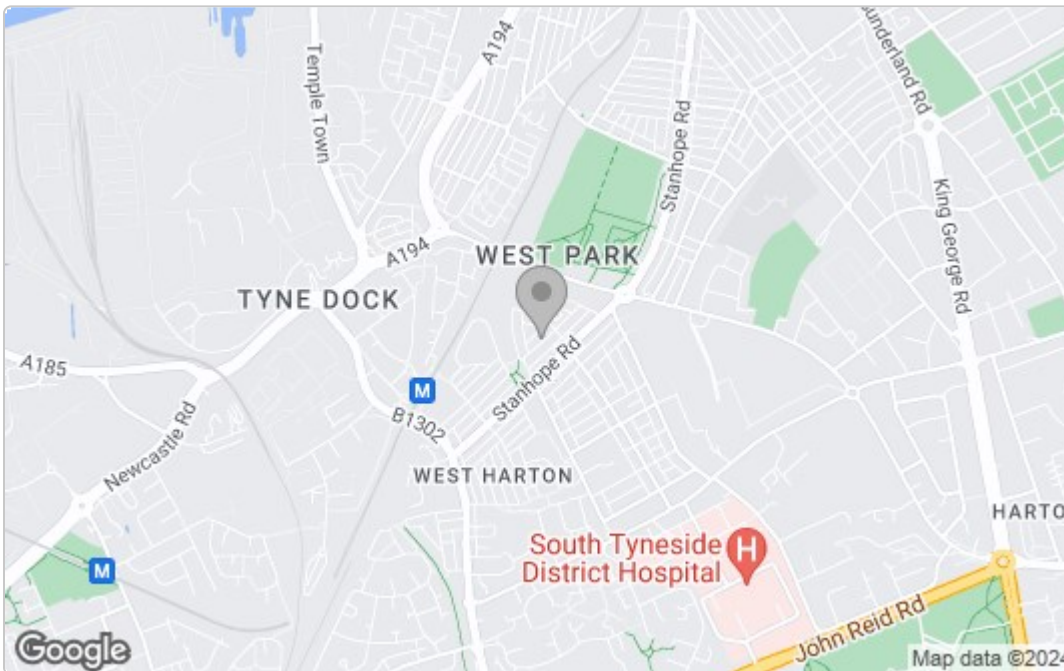
# Floor Plan



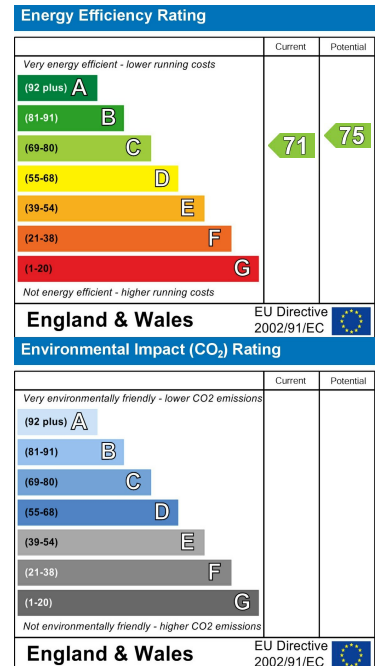
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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