



Wharton Street South Shields NE33 3JX

This charming two-bedroom ground floor flat presents a fantastic opportunity for first-time buyers or investors. Situated in a central location, just a short walk from the coast, the property is offered below market value with no upper chain, making for a hassle-free purchase.

Inside, it features an entrance hallway with a storage cupboard, modern lounge, two double bedrooms, a modern kitchen, and a contemporary four-piece bathroom. There is also a private rear yard. For investors, the flat offers an attractive potential rental yield of 12%, making it a highly appealing prospect.

Offers in the region of £67,500

86 Wharton Street

South Shields NE33 3JX



- NO UPPER CHAIN
- IDEAL INVESTOR BUY WITH POTENTIAL 12% YIELD
- GREAT FIRST TIME BUY
- GROUND FLOOR LEASEHOLD FLAT
- MODERN KITCHEN AND BATHROOM
- COUNCIL TAX BAND A
- EPC TO FOLLOW
- CLOSE TO THE COAST
- CENTRAL LOCATION

Entrance Hallway

Lounge

14'7" x 11'9" (4.45 x 3.6)

Modern lounge with neutral decoration, wall mounted electric fire and access to the kitchen

Kitchen

13'3" x 7'0" (4.05 x 2.15)

Modern white high gloss kitchen with a range of wall and base units. Contrasting work surfaces and splash back tiling. There is an electric hob and integrated oven with stainless steel extractor over, access to the rear yard .

Bathroom

9'2" x 7'10" (2.8 x 2.4)

Modern tiled bathroom comprising of a recessed walk in shower, white panel bath, wash hand basin and low level wc.

Bedroom 1

17'6" x 12'7" (5.35 x 3.85)

Spacious double bedroom with a front facing aspect.

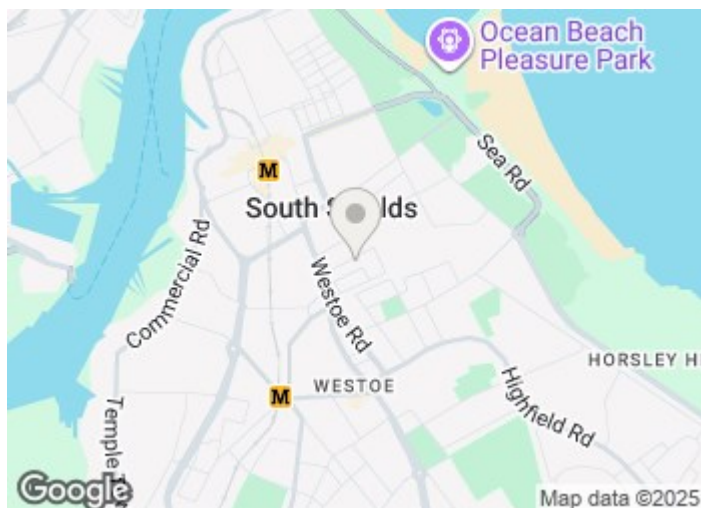
Bedroom 2

11'1" x 7'10" (3.4 x 2.4)

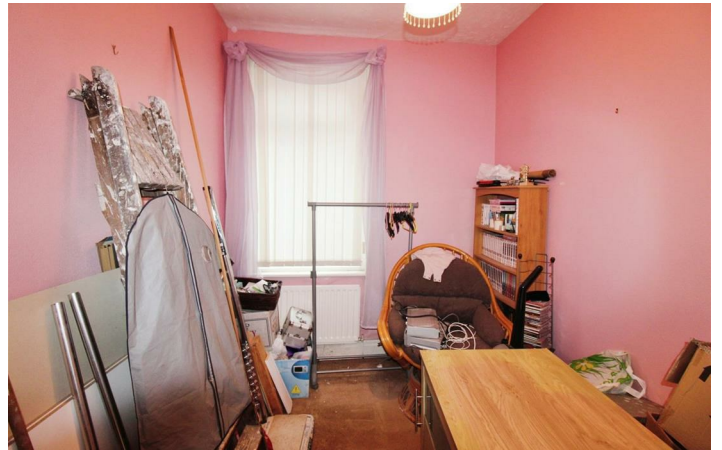
Double bedroom with a rear facing aspect.

External

Yard to the rear.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC