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- For Sale by Modern Auction • T & C's Apply
- Subject to Reserve Price • Buyers Fees Apply
- Ground Floor • Two Bedrooms
- Investment Opportunity • Short Lease
- Council Tax Band *A* • Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/6YzZhK1MM8Q> ****

For sale by Modern Method of Auction: Starting Bid Price £54,000 plus Reservation Fee.

This property is for sale by The Great North Property Auction Property Auction powered by iam-sold.

Situated on the sought-after Elsdon Terrace in North Shields, this two-bedroom ground floor flat is an ideal purchase for first-time buyers, downsizers, or buy-to-let investors.

The accommodation is in need of updating and is made up of an entrance lobby, hallway, main double bedroom, lounge with storage, bedroom two, kitchen with fitted wall and floor units and access to the rear and a bathroom WC. Further benefits include gas central heating and double glazing.

Rental Potential: With an estimated rental value of £550–£650 per calendar month, this flat offers a strong return for prospective landlords.

This location offers easy access to an outstanding array of local amenities, including vibrant cafes, stylish bars, and a diverse selection of restaurants. Excellent transport links and prime bus routes are just moments away, ensuring seamless connectivity. For those who enjoy coastal living, King Edward's Bay and the beautiful Tynemouth Long Sands Beach are only a short commute away, along with the charming and historic Fish Quay. The area is also well-served by highly regarded schools, making it an ideal choice for growing families.

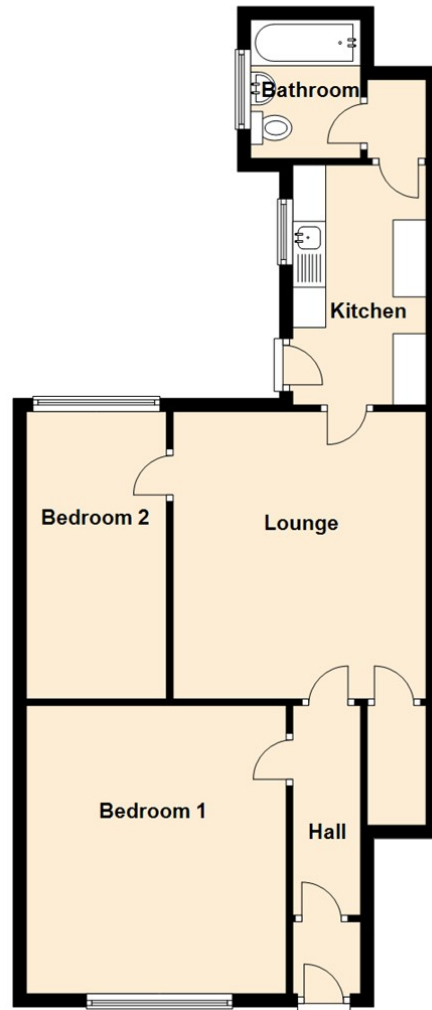
Early viewing is highly recommended to appreciate the space and potential this flat has to offer. for more information, please call our team on 0191 257 2000.

Tenure

The agent understands the property to be leasehold (there is a short lease remaining). However, this should be confirmed with a licenced legal representative.

Council Tax band *A*.

Ground Floor




Lounge 14'4" x 12'7" (4.37 x 3.85)

Kitchen 11'11" x 6'7" (3.65 x 2.03)

Bedroom One 14'4" x 12'11" (4.38 x 3.95)

Bedroom Two 14'4" x 6'11" (4.37 x 2.13)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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 	

The difference between house and home

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