



Durham Street, Wallsend



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Auction Guide £65,000

Description

****AUCTION PROPERTY - Cycle ending 12/7/24*****

GREAT OPPORTUNITY TO ACQUIRE THIS PAIR OF FLATS WITH TENANTS IN SITU - NO UPPER CHAIN, THIS IS GREAT INVESTMENT OPPORTUNITY.

Brannen & Partners welcome to the market this pair of flats situated in Wallsend, close to amenities and the Metro station. Currently one is tenanted making an ideal investment opportunity. These properties are for sale by the Modern Method of Auction representing an excellent investment opportunity.

These properties are for sale by the Modern Method of Auction starting price £80,000 plus reservation fee. Representing an excellent investment opportunity.

Both flats have a private entrance hallway leading to a living room, kitchen, one bedroom and bathroom. There is a shared yard to the rear.

Situated on Durham Road, Wallsend the property is ideally located close to local transport links including the Metro station and amenities are nearby.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the `Reservation Period`). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Ground Floor Flat

Private Entrance Hallway

Living Room

16'0" x 11'8"

Kitchen

11'0" x 6'3"

Bedroom

14'3" x 9'0"

Bathroom

8'10" x 4'7"

First Floor Flat

Private Entrance

Living Room

16'0" x 11'6"

Kitchen

10'5" x 6'3"

Bedroom

14'11" x 11'5"

Bathroom

Tenure

Freehold

