

Hutton House St. Johns Green

Percy Main, North Shields, NE29 6PP

- CASH BUYERS ONLY • TWO BEDROOM FIRST FLOOR MAISONETTE • CHAIN FREE •
- HAS A LONG TERM TENANT SINCE 2005 CURRENTLY PAYING £481 PCM • COUNCIL TAX BAND A •
- CAN BE SOLD WITH OR WITHOUT TENANT • LANDLORD REFERENCE CAN BE PROVIDED •
- 99 YEAR LEASE FROM 1984 AROUND 57 YEARS REMAINING • ROAD LINKS TO THE A19 •
- ENERGY RATING E •

Price £43,500

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- Cash Buyers Only
- Two Bedroom First Floor Maisonette
- Can Be Sold With Or Without Tenant
- Current Tenant Benn There Since 2005
- Currently Paying £461 PCM
- 99 Year Lease From 1981
- Service Charge Around £180 PCM
- Council Tax Band A
- Energy Rating E

Communal Entrance

External

Hallway

Lease & Service Charge

Kitchen

Material Information

9'4" x 7'10" (2.85 x 2.39)

Lounge

17'6" x 13'6" (5.34 x 4.13)

Landing

Bedroom 1

13'5" x 9'4" (4.10 x 2.85)

Bedroom 2

11'10" x 10'0" (3.63 x 3.07)

Bathroom

7'1" x 6'11" (2.17 x 2.11)

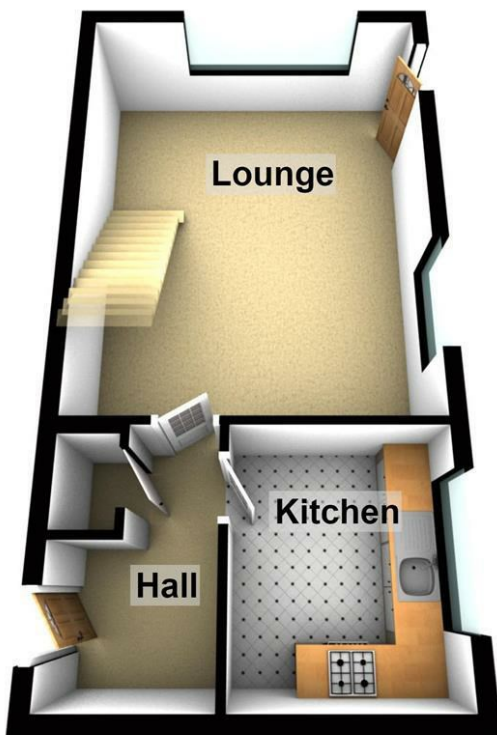


Directions

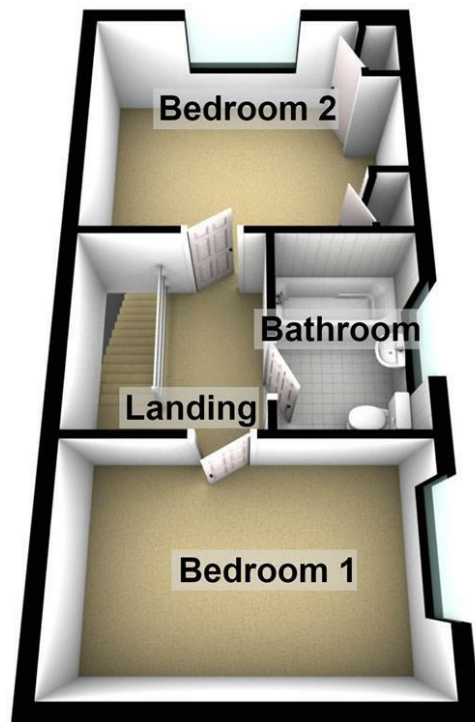


Floor Plan

First Floor



Second Floor



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.

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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		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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