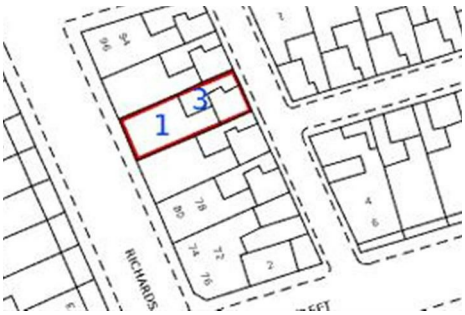
next2buy property retailers make the next step easy









88 Richardson Street

Wallsend, Tyne and Wear, NE28 7PR

• BUY TO LET INVESTMENT OPPORTUNITY • TO BE SOLD WITH TENANT IN SITU • TWO BEDROOMS

• CURRENT TENANT PAYING £525 PCM • GREAT LOCATION CLOSE TO WALLSEND TOWN CENTRE •

• AMPLE SHOPPING FACILITIES, SCHOOLS, BUS SERVICES & METRO STATION • GREAT ROAD LINKS

• TENURE TBC • COUNCIL TAX BAND A • ENERGY RATING TBC •

Price £70,000

2 1 1

- Two Bedroom First Floor Flat
- To Be Sold With Tenant In Situ
- Ideal Buy To Let Investment
- Close To Wallsend Town Centre
- Nearby Metro Station
- Private Yard To Rear
- Council Tax Band A
- Tenure Enquire Within
- Energy Rating TBC

Entrance

Entrance door, stairs to the first floor accommodation.

Lounge

14'2" x 12'6" (4.33 x 3.82)
Double glazed window, fireplace with electric fire, radiator.

Kitchen

12'0" x 7'1" (3.68 x 2.18)
Wall and base units with work surfaces over and sink unit, integrated oven and hob, integrated fridge/freezer, tiling to floor, double glazed window, radiator and external door to the rear yard.

Bedroom 1

13'11" x 12'6" (4.25 x 3.83)
Double glazed window, radiator.

Bedroom 2

8'7" x 8'0" (2.62 x 2.46)
Double glazed window, radiator.

Bathroom

7'8" x 7'8" (2.35 x 2.36)
Comprising; bath, WC and wash hand basin, double glazed window, tiling to walls, cupboard and radiator.

External

Externally there is a private yard to rear.

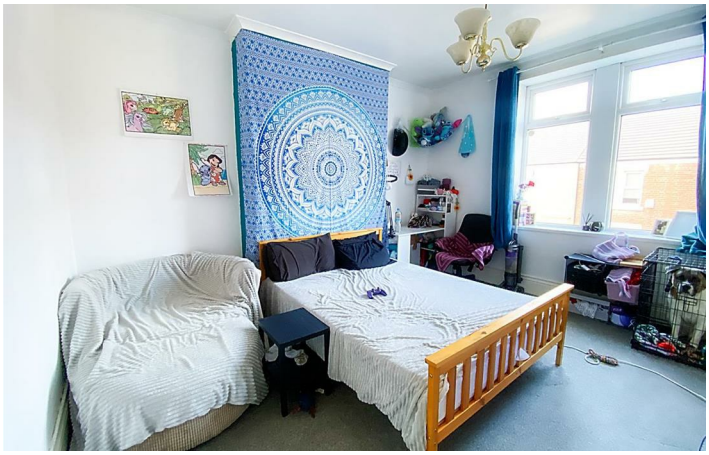
Material Information

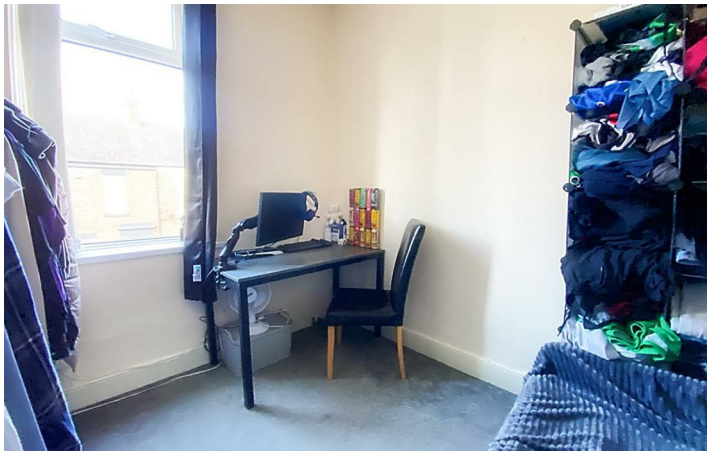
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk
EE-Good outdoor and in-home
O2-Good outdoor
Three-UK-Good outdoor and in-home
Vodafone-Good outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.





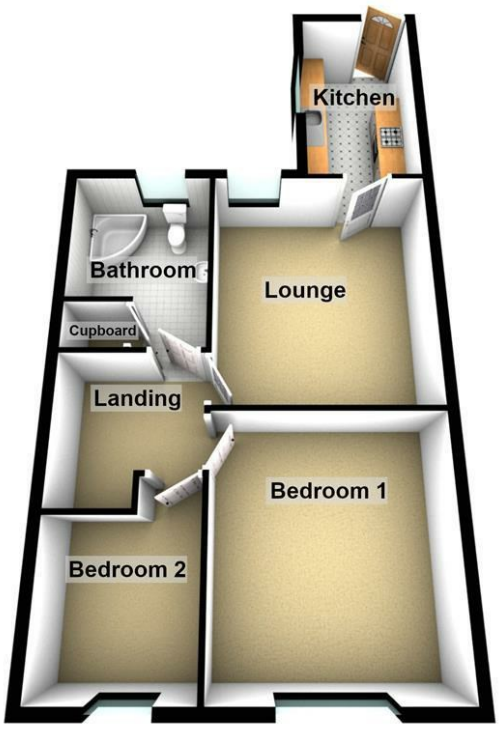




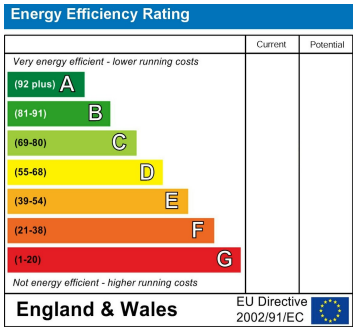


Floor Plan

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



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