



112 Waskerley Road

, Washington, NE38 8DS

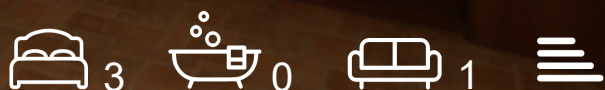
Offers in excess of £65,000

**** AN EXPECTED RENTAL INCOME OF £750-800 PCM ON COMPLETION OF UPGRADING WORKS MAKING IT AN IDEAL INVESTMENT WITH A HIGH YIELD **** A WELL PROPORTIONED THREE BEDROOM TERRACED PROPERTY SET WITHIN THIS CONVENIENTLY POSITIONED HOUSING ESTATE WITHIN WASHINGTON, POSITIONED CLOSE TO THE A1231 AND THE A19 AMONGST OTHER MAKING IT IDEAL FOR COMMUTERS. THE PROPERTY IS BEING SOLD WITH CURRENT VACANT POSSESSION AND NO ONWARD CHAIN. THE PROPERTY OFFERS AN ENTRANCE HALL, A SPACIOUS OPEN PLAN LOUNGE / DINING ROOM, AND A KITCHEN TO THE GROUND FLOOR WHILST TO THE FIRST FLOOR ARE THREE WELL SIZED BEDROOMS AND A FAMILY BATHROOM. THERE IS A COMMUNAL YARD AREA TO THE REAR WITH AN ALLOCATED GARAGE WITHIN A ROW, WHILST THERE IS A GARDEN TO THE FRONT WHICH LOOKS OUT ONTO A CENTRAL 'GREEN' AREA. THE PROPERTY REQUIRES SOME INTERNAL MODERNISATION AND UPGRADING SO IS PRICED ACCORDINGLY TO REFLECT ITS CURRENT CONDITION.

- UPVC DOUBLE GLAZING
- BAXI GAS 'COMBI' BOILER
- COMMUNAL OFF STREET PARKING AREA AND A DESIGNATED GARAGE
- EPC RATING 'D' - 62/80
- A BUYERS PREMIUM OF £2000 + VAT IS PAYABLE ON THE PURCHASE OF THIS PROPERTY

Viewing

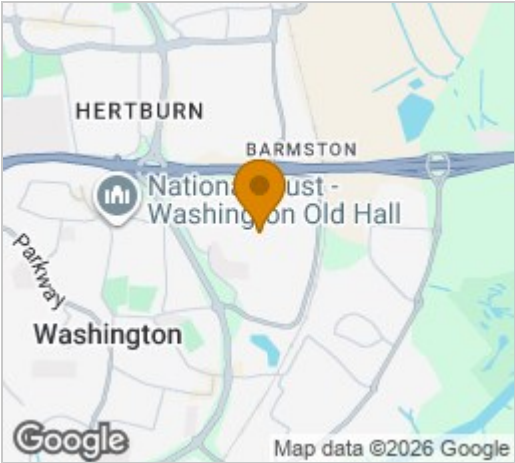
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



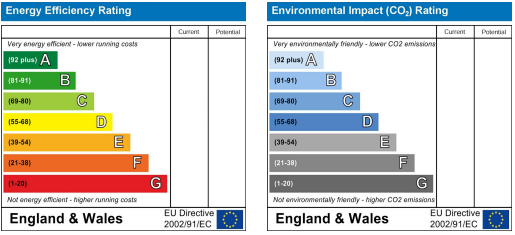
Floor Plan



Area Map



Energy Efficiency Graph



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