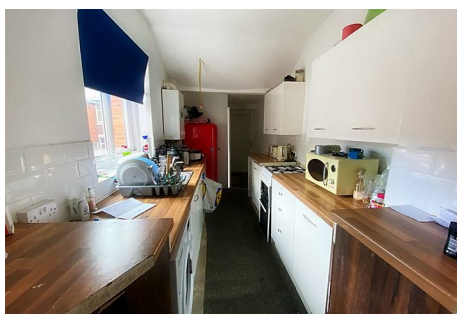




123 Vine Street , Wallsend, NE28 6JB

- BUY TO LET INVESTMENT OPPORTUNITY • TO BE SOLD WITH TENANT IN SITU • THREE BEDROOMS
- GREAT LOCATION CLOSE TO WALLSEND TOWN CENTRE • GREAT ROAD LINKS
- AMPLE SHOPPING FACILITIES, SCHOOLS, BUS SERVICES & METRO STATION •
- 999 YEAR LEASE FROM 1990 • COUNCIL TAX BAND A • ENERGY RATING C •

Price £60,000



- Three Bedroom First Floor Flat
- Close To Town Centre
- Council Tax Band A
- To Be Sold With Tenant In Situ
- Nearby Bus Service & Metro Station
- Energy Rating C
- Great Buy To Let Investment
- 999 Year Lease From 02/03/1990

Entrance

Entrance door, stairs to the first floor this information is correct, for further accommodation.

At the time of marketing we believe

information please visit

<https://checker.ofcom.org.uk>

Lounge

10'1" min x 10'5" (3.09 min x 3.19)

Double glazed window, radiator.

Currently being used as a bedroom.

EE-Good outdoor, variable in-home

O2-Good outdoor

Three-UK-Good outdoor and in-home

Kitchen

13'0" x 6'7" (3.97 x 2.02)

Wall and base units with work

surfaces over and sink unit, double glazed window, radiator.

Vodafone-Good outdoor

We recommend potential

purchasers contact the relevant

suppliers before proceeding to

purchase the property.

Bathroom

6'9" x 4'9" (2.06 x 1.47)

Bath, WC, wash hand basin, double glazed window and radiator.

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

Bedroom 1

13'4" x 12'2" (4.07 x 3.73)

Double glazed window, fireplace,

radiator. Currently being used as a lounge.

CONSTRUCTION:

Traditional

This information must be confirmed

via your surveyor and legal

representative.

Bedroom 2

13'3" x 7'1" (4.04 x 2.17)

Double glazed window, radiator.

Bedroom 3

6'10" x 7'4" (2.083 x 2.25)

Double glazed window, radiator.

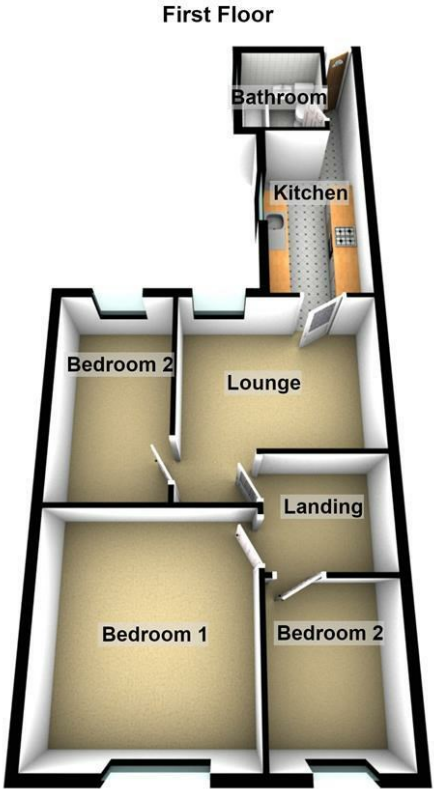
Material Information

BROADBAND AND MOBILE:





Floor Plan



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	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