next2buy property retailers make the next step easy

76 Barrasford Street

East Howdon, Wallsend, NE28 0JZ

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

** INVESTMENT OPPORTUNITY ** TWO BEDROOM END TERRACED HOUSE **

** TWO RECEPTION ROOMS ** PRIVATE YARD TO REAR ** CLOSE TO A19, AND MAJOR ROAD LINKS **

** CLOSE TO LOCAL AMENITIES ** COUNCIL TAX BAND A ** ENERGY RATING D ** FREEHOLD **

** SELLING WITH LONG TERM TENTANTS IN SITU ** CURRENT RENT £400 PCM THIS INFORMATION MUST BE CONFIRMED VIA SOLICITORS **

Offers Over £60,000

2 1 2 D

- Investment Opportunity
- Close to Local Amenities
- Tenants Currently paying £400 pcm
- Long Term Tenants in Situ
- Close to A19, Tyne Tunnel and Major Road Links
- Energy Rating D
- Two Bedroom End Terrace House
- Council Tax Band A
- Freehold

Entrance

UPVC door into hallway

Hallway

11'3" x 2'11" (3.45 x 0.91)
Radiator, access to lounge (currently being used as 3rd bedroom), dining area (currently being used as lounge), kitchen and bathroom.

Lounge

13'4" max x 12'6" (4.07 max x 3.82)
Currently 3rd bedroom, double glazed window, radiator, cornice to ceiling.

Dining Area

12'9" x 9'11" max (3.89 x 3.04 max)
Currently being used as lounge, double glazed window, radiator, coving to ceiling and access to kitchen

Kitchen

15'8" max x 6'2" (4.79 max x 1.90)
Fitted with range of base and wall units with work surfaces, sink unit, plumbed for washing machine, double glazed window and access to inner lobby.

Inner Lobby

4'11" x 2'11" (1.50 x 0.90)
UPVC door with access to rear yard.

Bathroom

6'2" x 5'6" (1.89 x 1.70)
Double glazed window, radiator, fitted with bath with shower head attachment, WC and wash hand basin

Stairs to First Floor Landing

Leading to..

Bedroom 1

13'3" x 12'9" (4.05 x 3.91)
Double Glazed window to the front elevation, radiator.

Bedroom 2

12'2" x 9'7" (3.71 x 2.94)
Double glazed window to rear elevation, radiator.

External

To the front there is on street parking available and to the rear there is a private yard.

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

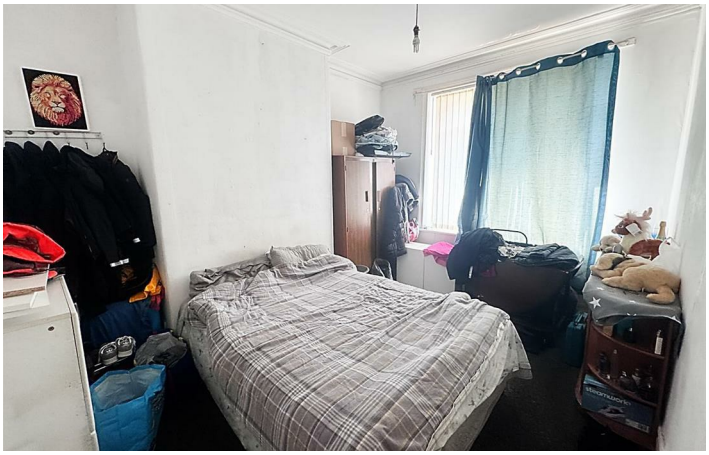
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home
O2- Good outdoor and in-home
Three- Good outdoor, variable in-home
Vodafone - Good outdoor and in-home

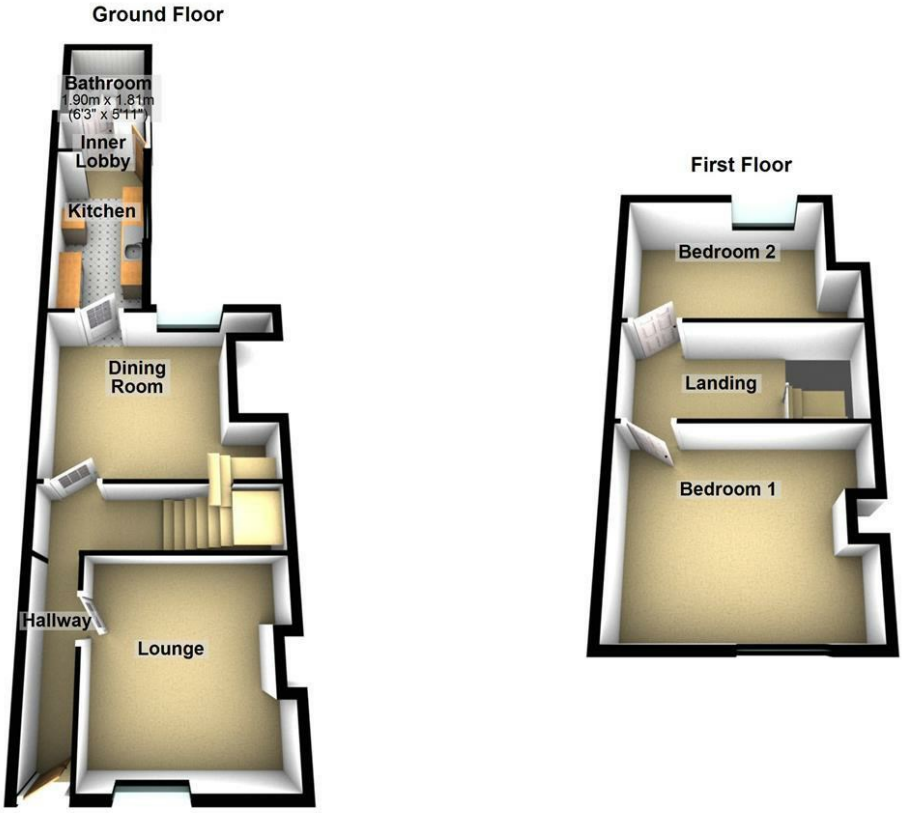
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

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

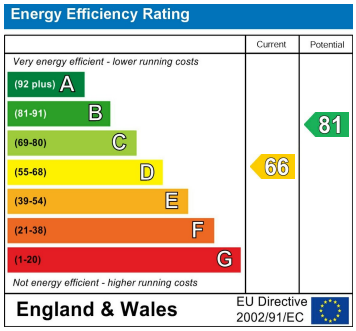
CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.



Floor Plan



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.



136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
Tel: 0191 295 3322 Email: info@next2buy.com https://www.next2buy.com