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97 Laurel Street

, Wallsend, NE28 6PG

• BUY TO LET INVESTMENT OPPORTUNITY • TO BE SOLD WITH TENANT IN SITU • TWO BEDROOM FIRST FLOOR FLAT •

• CURRENTLY ACHIEVING £600 PCM • GREAT LOCATION CLOSE TO WALLSEND TOWN CENTRE •

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

• 999 YEAR LEASE FROM 1998 • COUNCIL TAX BAND A • ENERGY RATING D •

Price £60,000

2 1 1 D

- Buy To Let Investment Opportunity
- To Be Sold With Tenant In Situ
- Currently Achieving £600 pcm
- Close To Wallsend Town Centre
- Nearby Metro Station & Bus Services
- Close To Schools
- 999 Year Lease From 1998
- Council Tax Band A
- Energy Rating D

Entrance

Entrance door, stairs to the first floor accommodation.

Landing

Radiator.

Kitchen

9'9" x 7'7" (2.98 x 2.33)
Wall and base units with work surfaces over and sink unit, double glazed window, radiator.

Lounge

13'5" x 11'5" (4.09 x 3.49)
Double glazed window, radiator.

Bedroom 1

14'2" x 13'7" (4.33 x 4.16)
Double glazed window, radiator.

Bedroom 2

8'7" x 6'9" (2.64 x 2.07)
Double glazed window, radiator.

Bathroom

6'3" x 4'9" (1.91 x 1.46)
Double glazed window, bath, WC and wash hand basin.

External

Externally there is a yard to the rear.

Lease Information

The property has a 999 year lease dated from 30/01/1998 with a peppercorn rent.

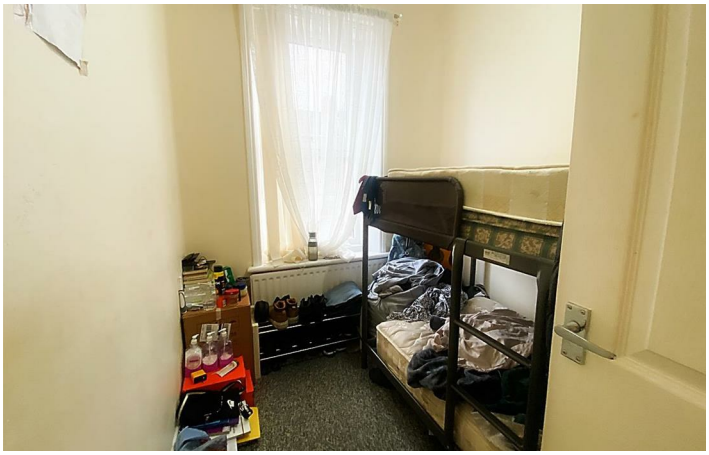
Material Information

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, variable 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 - Non Standard Construction.
This information must be confirmed via your surveyor and legal representative.

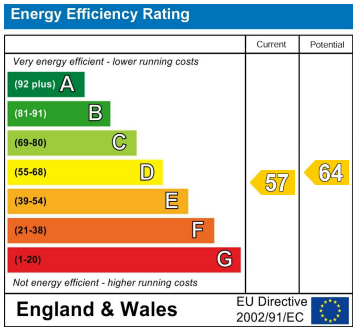




Floor Plan



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