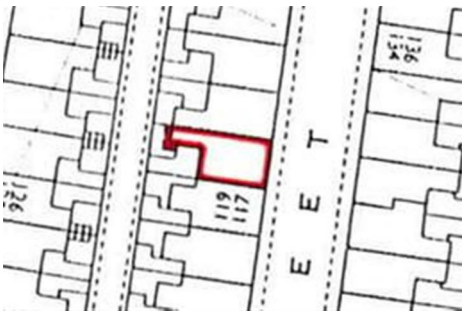
next2buy property retailers make the next step easy









123 Vine Street

, Wallsend, NE28 6JB

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

• CURRENTLY ACHIEVING £640 PCM • GREAT LOCATION CLOSE TO WALLSEND TOWN CENTRE •

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

• 999 YEAR LEASE FROM 1990 • COUNCIL TAX BAND A • ENERGY RATING C •

Price £60,000

3 1 1 C

- Three Bedroom First Floor Flat
- Current Tenant Paying £640 pcm
- 999 Year Lease From 02/03/1990
- To Be Sold With Tenant In Situ
- Nearby Bus Service & Metro Station
- Council Tax Band A
- Great Buy To Let Investment
- Close To Town Centre
- Energy Rating C

Entrance

Entrance door, stairs to the first floor accommodation.

Lounge

10'1" min x 10'5" (3.09 min x 3.19)
Double glazed window, radiator.
Currently being used as a bedroom.

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.

Bathroom

6'9" x 4'9" (2.06 x 1.47)
Bath, WC, wash hand basin, double glazed window and radiator.

Bedroom 1

13'4" x 12'2" (4.07 x 3.73)
Double glazed window, fireplace, radiator. Currently being used as a lounge.

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:

At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk

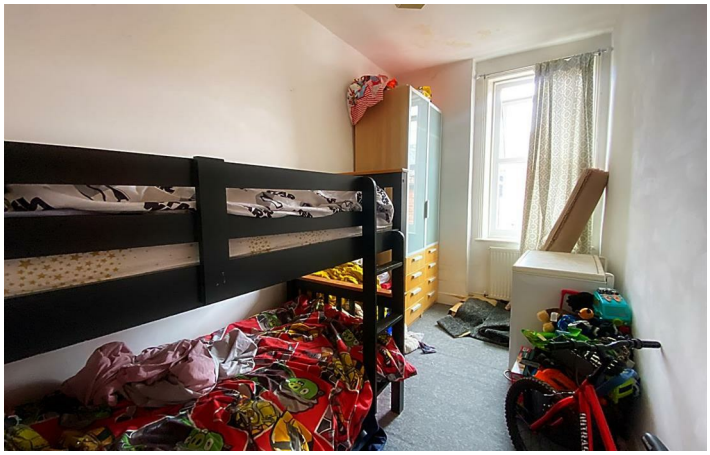
EE-Good outdoor, variable in-home
O2-Good outdoor
Three-UK-Good outdoor and in-home
Vodafone-Good outdoor

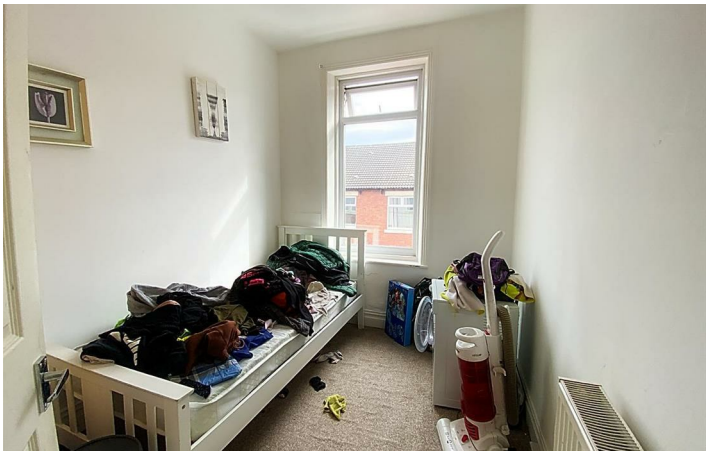
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

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

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



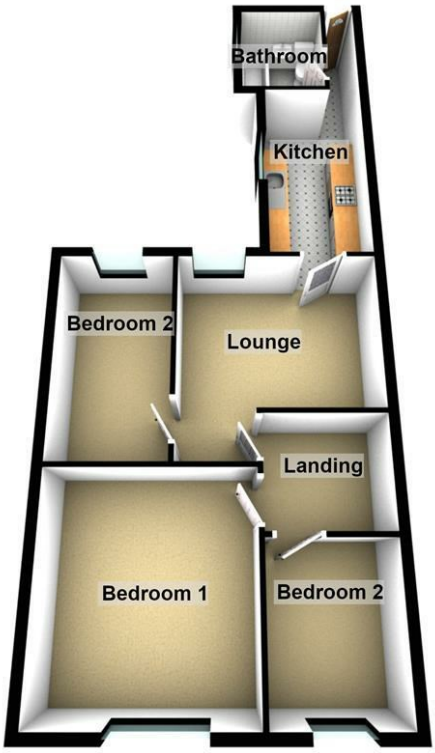




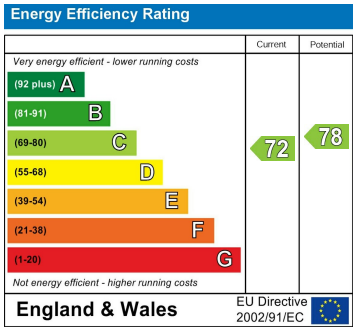


Floor Plan

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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