



### 3 bed flat to buy in NE28

Charlotte Street, Wallsend, Wallsend, Tyne and Wear, NE28 7PU

**£60,000** Starting Bid

 x3  x1  x1

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ Three Bedrooms
- ✓ Upper Flat
- ✓ Close to local amenities & transport links
- ✓ Cash Buyers Only
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

To be sold via Online Auction Fees apply.

Situated within close proximity of Wallsend Town Centre in this sought after residential area, we are delighted to offer this three bedroom upper flat for sale on Charlotte Street.

Briefly the property comprises of an entrance hall, living room which leads into the kitchen. There is a large master bedroom, two additional bedrooms and a bathroom.

The property is well placed for reach of local amenities including Wallsend metro station as well medical services, library and shopping. Potential rental income of £750pcm.

Agents Note: Due to title defect that may be considered as unacceptable security to some Lenders, this is for cash buyers only.

For more information, or to arrange a viewing please contact us on (0191) 2345681

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 967

Price: Starting Bid £60,000

Property Type: Flat

Parking: On Street

Heating: Gas

## Front External



## Living Room

3.35m x 4.586m (10'11" x 15'0")



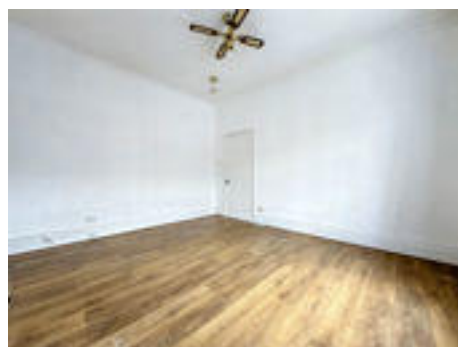
## Kitchen

2.336m x 2.222m (7'7" x 7'3")



## Bedroom 1

3.474m x 4.27m (11'4" x 14'0")



## Bedroom 2

2.402m x 2.90m (7'10" x 9'6")



## Bedroom 3

3.466m x 2.396m (11'4" x 7'10")



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## Bathroom

1.957m x 1.659m (6'5" x 5'5")





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211, admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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