



72 Shafto Street

Wallsend, NE28 7AL

£70,000



To Be Sold With Tenant in Occupation:

A lovely ground floor flat making an ideal investment with a tenant in occupation on a periodic tenancy at £550 PCM. Well presented and with gas central heating, double glazing and some wood flooring, the home offers two bedrooms, a lounge, fitted kitchen and shower room. Outside there is a separate yard. This would be a great addition to an investor portfolio or those looking at the buy to let market.



Entrance hall

Built in cupboard, wood floor and a radiator

Living room 13'9" x 12'6" (4.21 x 3.82)

Wood floor and a radiator

Kitchen 11'1" x 6'9" (3.38 x 2.06)

Fitted with a range of wall and base units housing a sink, electric hob with oven under and filter hood over, tiled splash backs

Shower room

Shower enclosure with a mixer shower having both drencher and spray shower heads, WC, pedestal with glass bowl washbasin, spot lights and a towel radiator

Bedroom 13'8" x 12'3" (4.18 x 3.75)

Radiator

Bedroom 10'5" x 7'8" (3.18 x 2.35)

Radiator

External

Separate rear yard

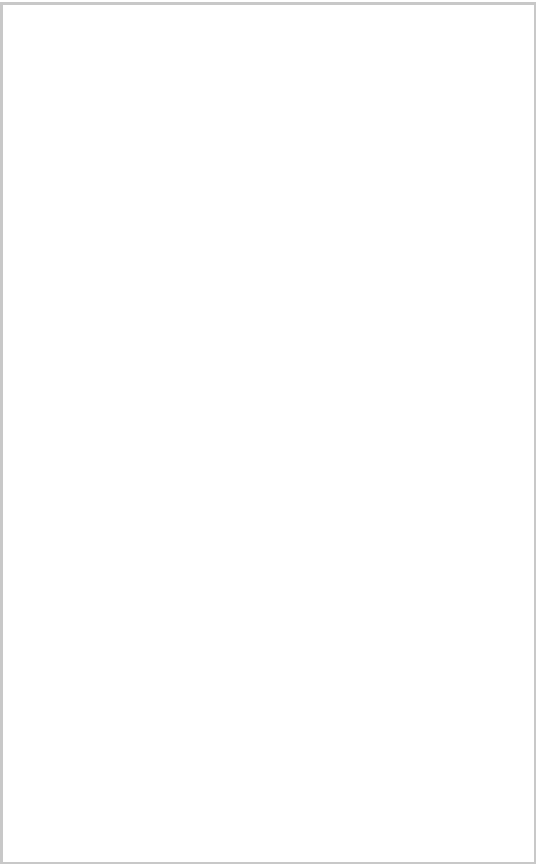
Note

To be sold with current tenant in occupation paying £550 pcm on a periodic tenancy. Long Leasehold Title 999 years from 1987 at a peppercorn ground rent. Managed by TLG (The Letting Group) Council Tax band A, Mains Services Connected. Flood Risk very low. Broadband Basic 11 Mbps, Superfast 78 Mbps, Ultrafast 1800 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, Three, Vodafone and EE all likely

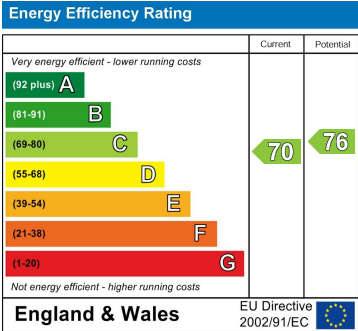
Area Map



Floor Plans



Energy Efficiency Graph



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