



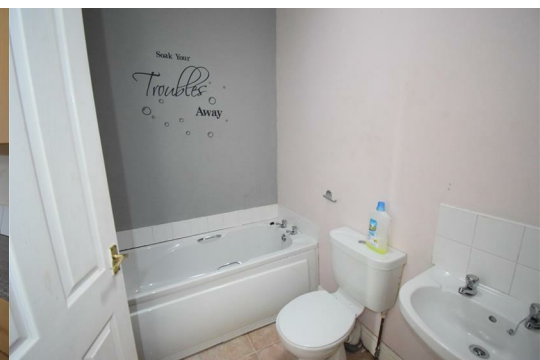
142-144 Boldon Lane

, South Shields, NE34 0BY

£100,000



A PAIR OF FLATS. Rare to the market, in this convenient location offered on one freehold title as was always the case for these Tyneside properties. Re roofed, double glazed and both with gas central heating. The upper flat is vacant and has the potential to cosmetically enhance to bring in an estimated £450-475 return, whereas the lower flat is occupied with a long term tenant on a rolling AST at £350 per month. A great overall buy.



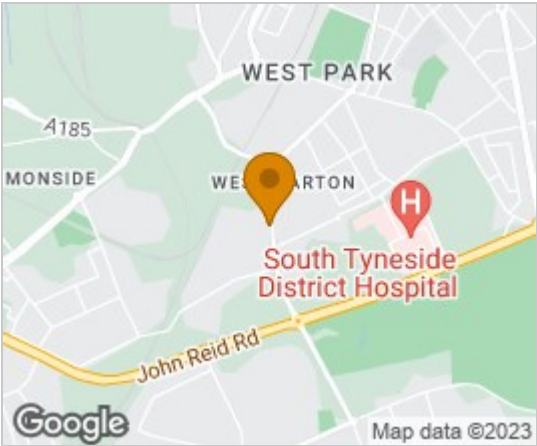
144 Boldon Lane

A vacant first floor flat with double glazing, gas central heating, kitchen and bathroom offering three bedrooms and a lounge. Outside is a separate rear yard. There is a little cosmetic work required to spruce up a little to lettable standards but the investment and income returns are great. We estimate a rent of £450-475 could be achieved

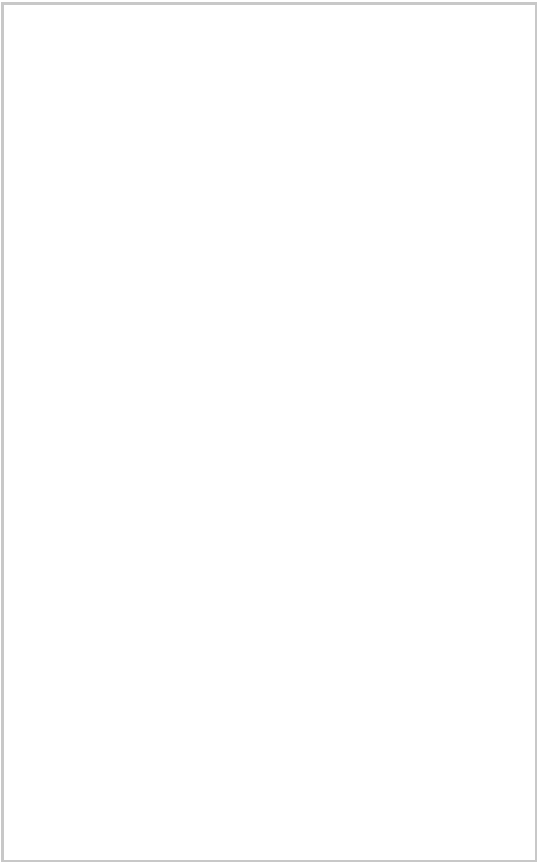
142 Boldon Lane

This is a two bedroom ground floor flat with kitchen, lounge and bathroom. Outside is a separate rear yard and benefits of gas central heating and double glazing. Currently let to a long term tenant on a rolling monthly AST at £350 PCM. A great investment

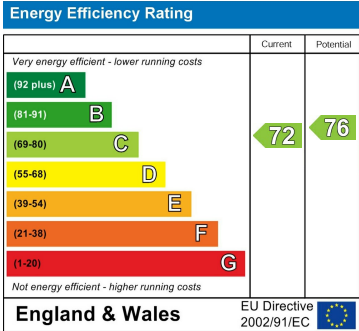
Area Map



Floor Plans



Energy Efficiency Graph



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.