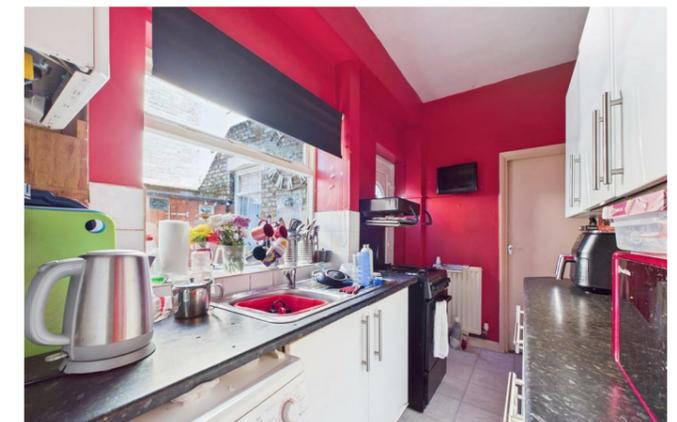
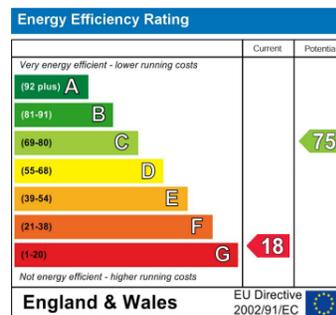




# Waterloo Place, North Shields



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £225,000

## Description

FANTASTIC INVESTMENT OPPORTUNITY TO ACQUIRE THIS PAIR OF FLATS ON ONE FREEHOLD TITLE WITH TENANTS IN SITU - LOCATED IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN - CASH ONLY PURCHASE

Brannen & Partners welcome to the market a two bedroom ground floor flat and a four bedroom upper maisonette in North Shields. Benefitting from good sized accommodation showing great potential and a large yard to the rear.

Ground floor flat comprising: Private entrance hallway accessing all rooms which includes the living room, kitchen, bathroom and two bedrooms.

Upper maisonette comprising: Private entrance with stairs to the first floor. There are two reception rooms, kitchen, bathroom and two bedrooms on this floor.

To the top floor are a further two bedrooms which are generous in size.

Externally both flats share a large yard.

North Shields offers a wide range of amenities. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre. The property is a short distance in to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands Beach. Tynemouth Golf Club is nearby as is the newly regenerated Northumberland Park, ideal for pleasant walks.

### Ground Floor Flat

#### Entrance Hallway

#### Living Room

14'1" x 12'0"

#### Kitchen

10'5" x 5'6"

#### Bathroom

7'6" x 6'9"

#### Bedroom One

15'10" x 13'11"

#### Bedroom Two

10'7" x 9'0"

### Upper Maisonette

#### Living Room

14'4" x 13'0"

#### Kitchen

10'5" x 5'7"n

#### Bathroom

7'5" x 6'9"

#### Reception Room/Bedroom

14'2" x 13'1"

#### Bedroom

10'8" x 9'10"

#### Bedroom

9'11" x 6'9"

### Top Floor Landing

#### Bedroom

18'7" x 10'7"

#### Bedroom

21'11" x 7'7"

### Externally

To the rear is a large yard which is shared between the two flats

### Tenure

Freehold

### Tenancy Information

Flat 37 is let an an AST at £110 per week.

Flat 38 is a protected tenancy let at £129.02 per week.

