



Shafto Street, Wallsend, NE28

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# Shafto Street, Wallsend, NE28

## Asking Price £75,000

\* INVESTMENT OPPORTUNITY \* TENNAT IN SITU AT £700PCM \* WALLSEND NE28 \* TWO BEDROOM \* GROUND FLOOR FLAT \* ACCESS TO LOCAL AMENITIES \* EPC RATING C \* COUNCIL TAX BAND A \*

Located on Shafto Street in the vibrant area of Wallsend, this charming two-bedroom ground floor flat presents an excellent investment opportunity. Currently tenanted at £700 per calendar month, this property is perfect for those looking to expand their portfolio or for first-time buyers seeking a comfortable home.

Inside, you will find a welcoming living room that serves as the heart of the home, alongside two well-proportioned bedrooms, a functional kitchen, and a bathroom. The layout is both practical and inviting, making it an ideal space for relaxation and entertaining.

One of the standout features of this property is its convenient location. Residents will benefit from easy access to a variety of local amenities, including shops, cafes, and parks, as well as excellent transport links to Newcastle City Centre and beyond. This makes it a desirable spot for those who appreciate the balance of urban living with the comforts of a residential area.

Externally, the flat boasts a rear yard, providing a private outdoor space for leisure or gardening. Additionally, on-street parking is available, ensuring that both residents and visitors have a practical solution for their parking needs.

If you are an investor, this flat on Shafto Street is a remarkable opportunity that should not be missed.

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**Approximate total area**55.1 m<sup>2</sup>593 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Hallway**

3'10" x 16'0"

A welcoming hallway featuring white walls with decorative moulding and a soft grey carpet runner leading through to the adjacent rooms. The space benefits from natural light and provides a calm introduction to the home.

**Bedroom 1**

13'6" x 12'7"

The main bedroom offers ample space with a large window allowing natural light to fill the room. Decor is kept simple with white walls and carpeted flooring, creating a versatile space to personalise.

**Bedroom 2**

7'7" x 9'6"

A smaller second bedroom featuring a window with views to the outside. The room has white walls and carpeted flooring, making it suitable for use as a bedroom or home office.

**Living Room**

13'6" x 12'9"

A bright living room with large windows allowing plenty of natural light. The room is spacious enough to accommodate comfortable seating and features a fireplace as a focal point, with light, neutral walls creating a warm and inviting atmosphere.

**Kitchen**

7'5" x 11'5"

This kitchen is practical and well-appointed with a galley layout, fitted with wooden cabinetry and grey work surfaces. It is equipped with an oven, gas hob, and space for appliances including a washing machine. A small window brings in natural light, and a door leads to the rear outdoor area.

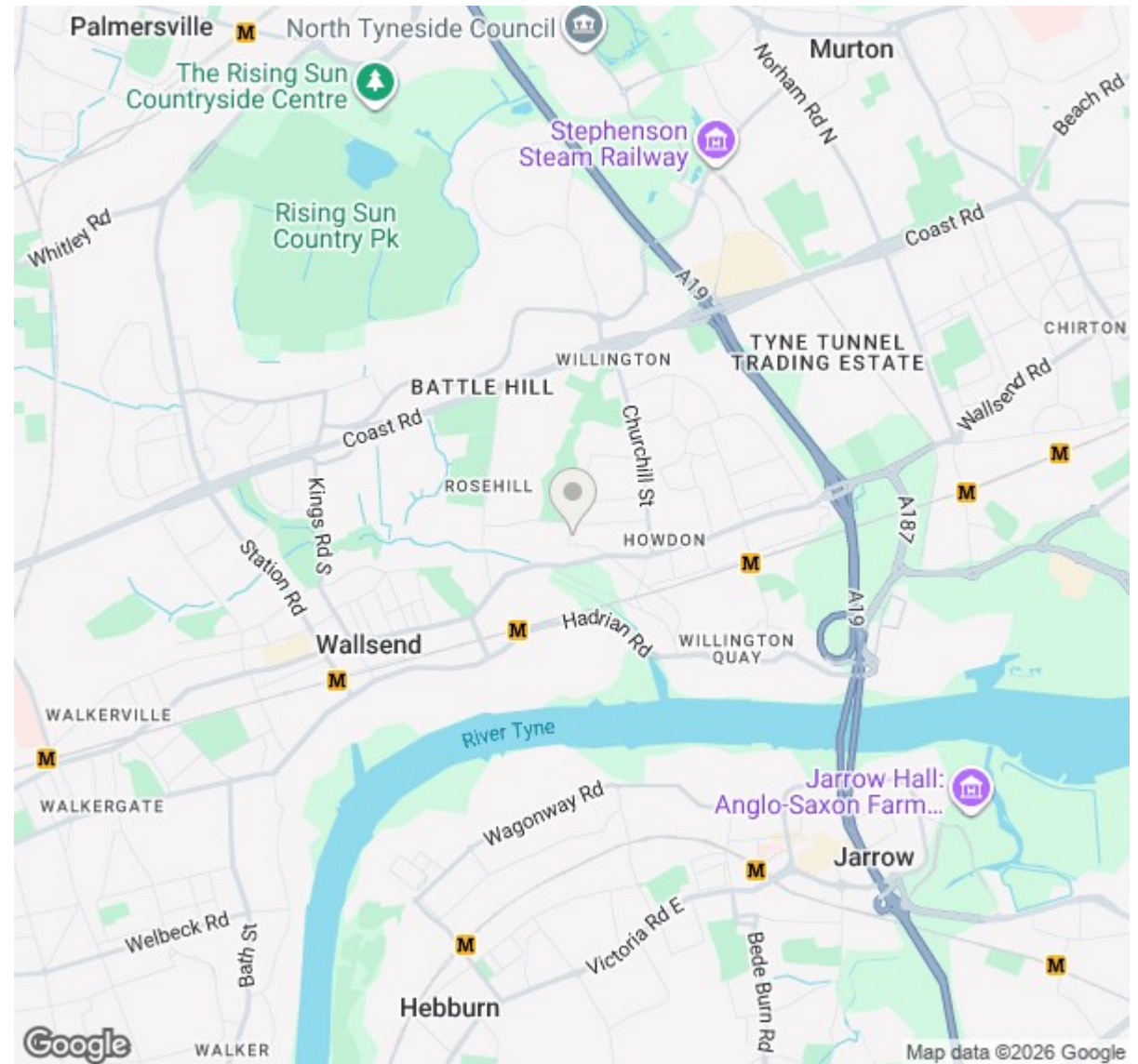
**Bathroom**

7'4" x 3'3"

A bathroom fitted with a white suite comprising a bathtub with shower, pedestal sink, and toilet. The room has a fresh and clean feel with white walls and tiles, plus a window providing natural light and ventilation.

**Rear Garden**

An enclosed rear courtyard paved with bricks, surrounded by brick walls, providing a private outdoor space ideal for seating or pots of plants. Access is available from the kitchen door, making it a convenient spot for outdoor dining or relaxing.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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