



91 Aycliffe Crescent, Wrekenton, Gateshead, Tyne & Wear, NE9 7DD

Offers Over £50,000



## Key features

- IDEAL FOR CASH BUYER
- PRE-FAB HOUSE
- NEEDING UPDATING
- NO CHAIN
- TWO BEDROOMS
- RESIDENTIAL ESTATE
- KITCHEN WITH COOKING APPLIANCES
- GARDENS FRONT & REAR
- AVAILABLE NOW TO VIEW
- INVESTMENT OPPORTUNITY

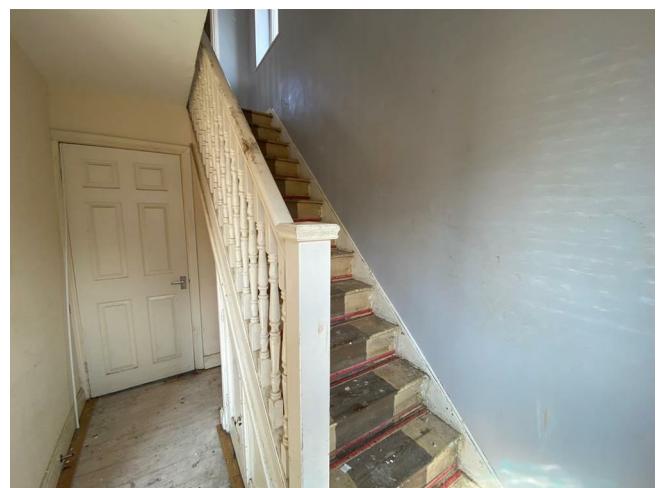


## Description

**INVESTMENT OPPORTUNITY:** Family house located on Aycliffe Crescent in the residential estate of Wrekenton, Gateshead. This semi-detached house, built between 1970-1979, comprising of entrance leading to reception room, fitted kitchen, two bedrooms, and a bathroom with shower.

Ideal for cash buyers looking for a great investment opportunity, this property pre-fab build, with no chain involved. The property requires work which is reflected in the realistic asking price.

Contact us today to arrange a viewing and take the first step towards making this property your own!



ENTRANCE

LOUNGE

19 11 x 11

KITCHEN

7 7 x 9 6

BATHROOM

6 3 x 5 5

BEDROOM ONE

13 10 x 8 9

BEDROOM TWO

10 8 x 11

EXTERNAL

DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended







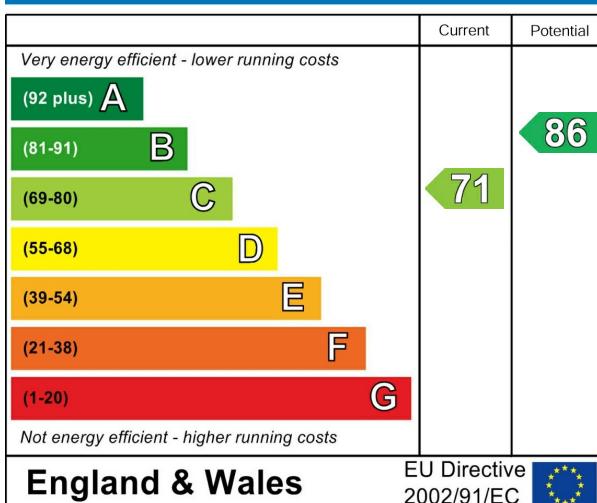
purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.



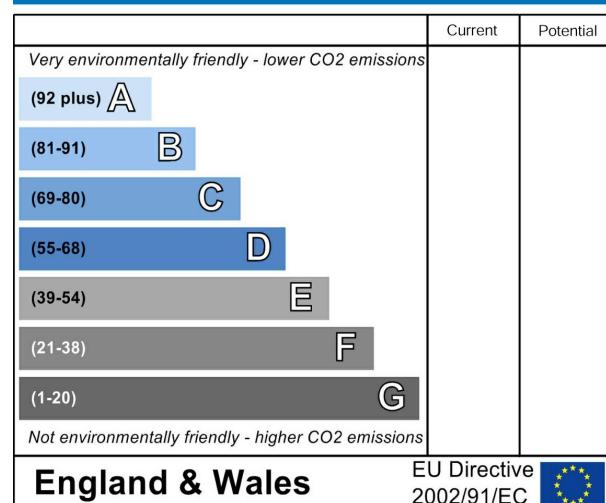
Total Area: 63.2 m<sup>2</sup> ... 680 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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