



49 Wimslow Close, Wallsend, NE28 8TB

£40,000



### Directions

### THE PROPERTY

We are delighted to welcome to the sales market, this One Bedroom First Floor Flat situated on Wimslow Close in Wallsend. This property is close to all local amenities, schools, shops, industrial, medical and leisure facilities with good access to all major road, bus and metro links.

The property is available to cash buyers only but would make an ideal investment as the property is currently tenanted achieving £475pcm.

The accommodation briefly comprises: entrance with stairs leading to first floor, lounge, bedroom, inner lobby, kitchen and bathroom/w.c. Externally there is a garden to the front of the property with the added benefit of a detached garage to the side of the block.

The property also benefits from double glazing and electric heating.

We have been advised there are currently 49 years remaining on the lease, however we recommend confirmation is sought from your solicitor upon an offer being accepted.

Property details provided by Mike Rogerson  
EPC rating: E  
Council Tax Band: A  
Tenure: Leasehold. The term of the lease is 99 years from 1 November 1976.

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### SITUATION