

176a High Street West, Wallsend



Price £80,000

A DEVELOPMENT OPORTUNITY, this house was previously flats and could be converted back giving a POTENTIAL RENT of around £9000 per annum if both were rented. The house is FREEHOLD and has a small rear yard. There will be NO ONWARD CHANI and the price is attractive.

There are several amenities close by and WALLSEND METRO is a short walk away, as are bus links into Newcastle City and the Coast.

Council tax band A, Energy Rating D. Call next2buy ltd to arrange a viewing - 0191 29253322

The Property Comprises



Entrance Hallway

UPVc door into the Hallway.



Living Room

UPVc double glazed window, radiator, wooden fire surround.

Kitchen & Dining Room

16'8" x 14'6" (5.08 x 4.42) UPVc double glazed window, feature recessed fire surround, sink and draining unit.



Utility Room

9'5" x 5'8" (2.87 x 1.73) Fitted with wall units, counters and sink.

Cloakroom

6'0" x 2'1" (1.83 x 0.64) Fitted with a two piece suite.

Rear Lobby

Door to rear yard, access to..

Bathroom

6'0" x 6'9" plus recess (1.83m x 2.06m plus recess) Fitted with a white three piece suite and a shower over the bath, part tiled walls.



Stairs to First Floor

Landing leading to..

Bedroom 1

17'0" x 15'4" (5.18 x 4.67) UPVc double glazed window, radiator, access to..



En-Suite Bathroom

9'7" x 6'6" (2.92 x 1.98) UPVc double glazed window, radiator, fitted with a white three piece suite.



Bedroom 2

13'8" x 15'4" (4.17 x 4.67) UPVc double glazed window, radiators, loft access with ladders leading to a usable loft space with a double glazed Velux style window.

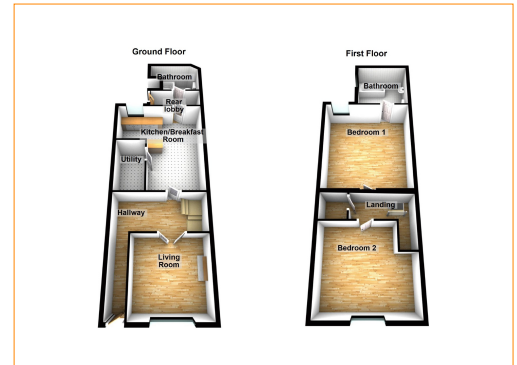


Externally

There is a small walled courtyard to the rear.

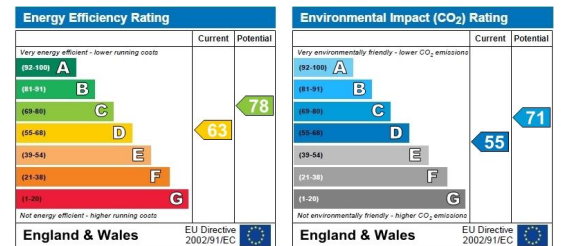


FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



VIEWING ARRANGEMENTS

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