



## 2 bed upper flat to buy in NE28

Station Road, Wallsend, Wallsend, Tyne and Wear, NE28 8SQ

**£60,000** Starting Bid

🛏 x 2 🚿 x 1 🚻 x 1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ To Be Sold Via Online Auction
- ✓ Two Bedrooms
- ✓ Close to Local Amenities
- ✓ Excellent First Time Buy or
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

TO BE SOLD VIA ONLINE UNCONDITIONAL AUCTION FEES APPLY.

Situated on the ever-popular Station Road, Wallsend, this spacious two-bedroom upper flat presents an excellent opportunity for first-time buyers and buy-to-let investors alike. Previously configured as a three-bedroom property, the accommodation has been thoughtfully adapted to create a larger kitchen and the added benefit of a separate utility room, offering practical and versatile living space.

The property comprises an entrance hallway, a generous living room, a spacious kitchen, utility room, two well-proportioned bedrooms, and a family bathroom. Externally, there is a private rear yard providing useful outdoor space.

Ideally positioned within walking distance of Wallsend High Street, the property enjoys easy access to a wide range of shops, supermarkets, cafés, and everyday amenities. Excellent transport links, including nearby bus routes and Metro stations, provide convenient connections to Newcastle city centre and surrounding areas, making it an ideal location for commuters.

With a potential rental income of approximately £675 per calendar month, this property represents a fantastic investment opportunity while also appealing to those seeking an affordable and spacious home in a sought-after location.

Early viewing is highly recommended.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 977

Price: Starting Bid £60,000

Property Type: Upper Flat

Parking: On Street

Heating: Gas

## External Front



## Entrance Hall

2.779m x 2.192m (9'1" x 7'2")



## Living Room

4.523m x 3.941m (14'10" x 12'11")



## Kitchen

3.425m x 2.941m (11'2" x 9'7")



## Bedroom 1

4.526m x 4.394m (14'10" x 14'4")



## Bedroom 2

3.204m x 2.62m (10'6" x 8'7")



## Utility Room

2.905m x 2.468m (9'6" x 8'1")



## Bathroom


2.36m x 1.68m (7'8" x 5'6")



## Rear Yard





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
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