



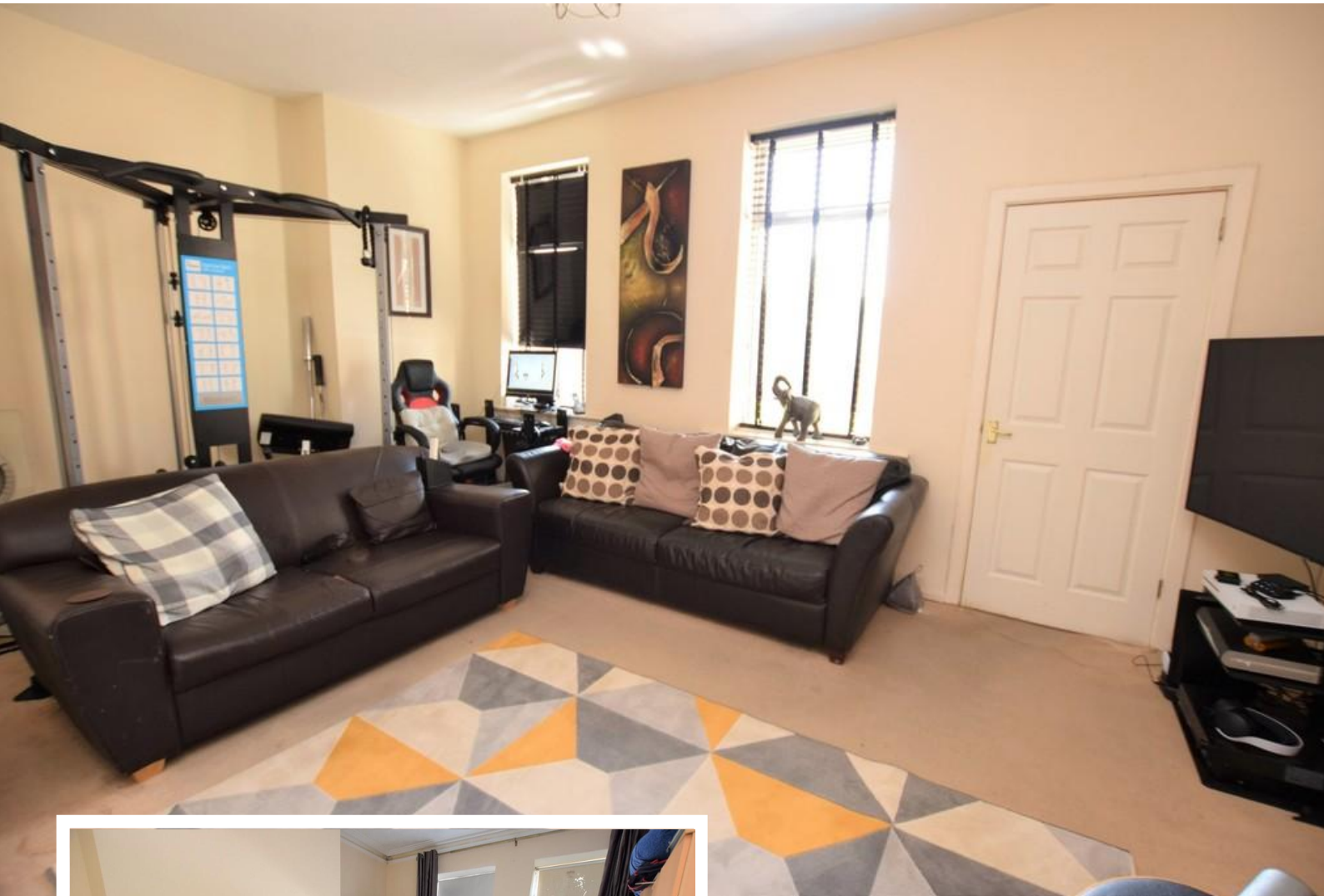
david bailes
property professionals

**Wordsworth Street,
Gateshead, Tyne & Wear, NE8 3HE**

- Upper flat
- 2 bedrooms
- Tenanted property paying £350 PCM
- Offering a yield of 10.5%

Offers Over £40,000
EPC Rating E (52)





Property Description

ATTENTION LANDLORDS We are delighted to offer this two bedroom upper flat with a willing tenant paying £350 PCM offering a yield of 10.5%. The accommodation comprises a private entrance hallway and stairs. Landing, two bedrooms, lounge/diner, kitchen, rear hallway and bathroom. Modest self-contained yard to the rear. Gas combi central heating and full uPVC double glazing. EPC rating E (52). Virtual tour available.

ENTRANCE HALLWAY

uPVC double glazed entrance door to hallway, stairs to the first floor.

FIRST FLOOR

LANDING

Storage cupboard, doors lead to the bedrooms and lounge/diner.



BEDROOM 1 (TO THE FRONT)

14' 10" x 11' 6" (4.54m x 3.51m) Central heating single radiator, uPVC double glazed windows and corning.

BEDROOM 2 (TOTHE FRONT)

8' 6" x 9' 7" (2.61m x 2.94m) Central heating single radiator and a uPVC double glazed window.

LOUNGE/DINER

13' 9" (maximum) x 19' 10" (maximum) (4.21m x 6.06m) Feature fire surround with electric fire and marble effect inlay and hearth. Twin uPVC double glazed windows, central heating double radiator, telephone point, sky TV cables and a door leading to the kitchen.



KITCHEN

11' 1" x 6' 5" (3.40m x 1.97m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, halogen hob with illuminated extractor canopy over. Sink with vegetable drainer and mixer tap, plumbed for a washing machine, laminate floor tiles, space for a fridge/freezer, wall mounted gas combi central heating boiler, uPVC double glazed window and a door to the rear lobby.

REAR LOBBY

Loft access hatch, internal stairs to rear uPVC exit door and a door to the bathroom.

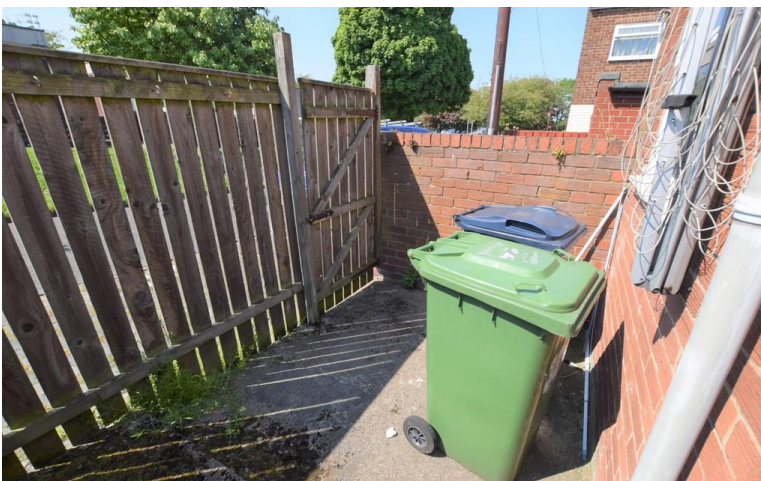


BATHROOM

7' 10" x 6' 2" (2.39m x 1.90m) White suite featuring a panelled bath with boiler fed shower over, curtain and rail, tiled splashbacks, pedestal wash basin, WC, uPVC double glazed window, tiled floor and a central heating single radiator.

EXTERNAL

A metal staircase from the rear back door leads down to a small self-contained yard and exit gate to the rear lane.



HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.



NOTES ON THE TENANCY

We understand that the tenant is currently paying £350 PCM and has a registered bond of £400. The tenant has lived in the property for many years and is willing to sign a new tenancy with the next owner.

ENERGY EFFICIENCY

EPC rating E (52). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

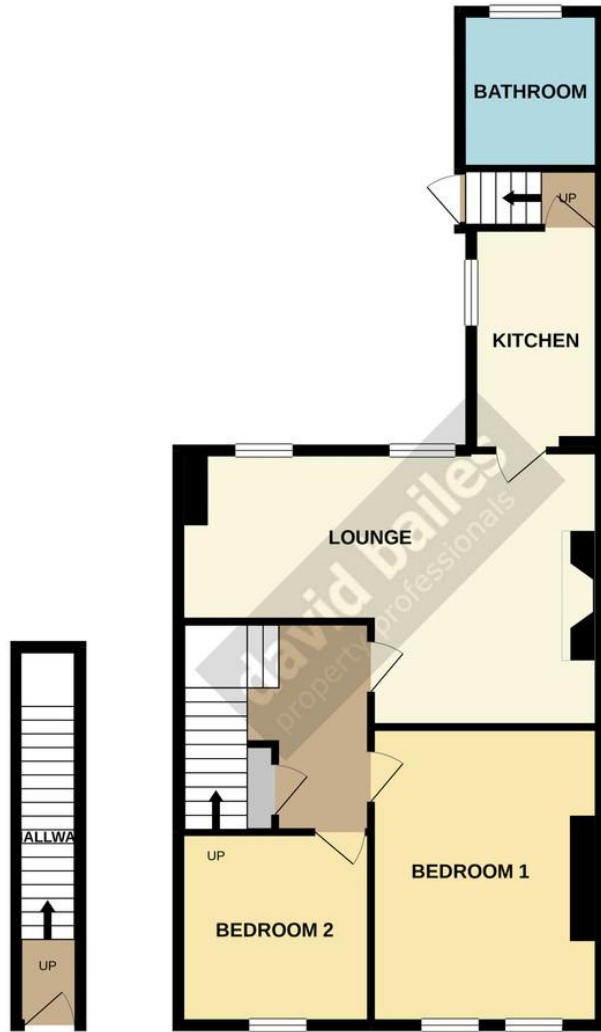
NEED A MORTGAGE?

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm. Please note we have requested further information from the owner regarding the terms and details of the tenure. Until we have further information we recommend any purchaser to make their own enquiries or seek confirmation from their legal representative.

GROUND FLOOR
73.6 sq.m. (793 sq.ft.) approx.



TOTAL FLOOR AREA : 73.6 sq.m. (793 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	52	58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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