

David Robson & Associates Ltd

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63 Laurel Street, Wallsend, Newcastle upon Tyne

£ 59,950

David Robson and Associates welcome to the market this 2 bedroom lower flat located on Laurel Street. A perfect opportunity for an investor looking for a project. This property does need some updating, however it does have amazing potential to expand and make beautiful.

This a perfect base for a fresh start. Upon arrival you are greeted by a long passageway with original features, to the right there is a large master bedroom, and to the left there is a small bedroom; following along there is the large lounge area. The kitchen is the next room to enter at the rear of the property with access to the private rear yard. The last room is the bathroom which is a great sized room.

Newcastle City Centre ... 4.3 Mile

Whitley Bay ... 6.4 Mile

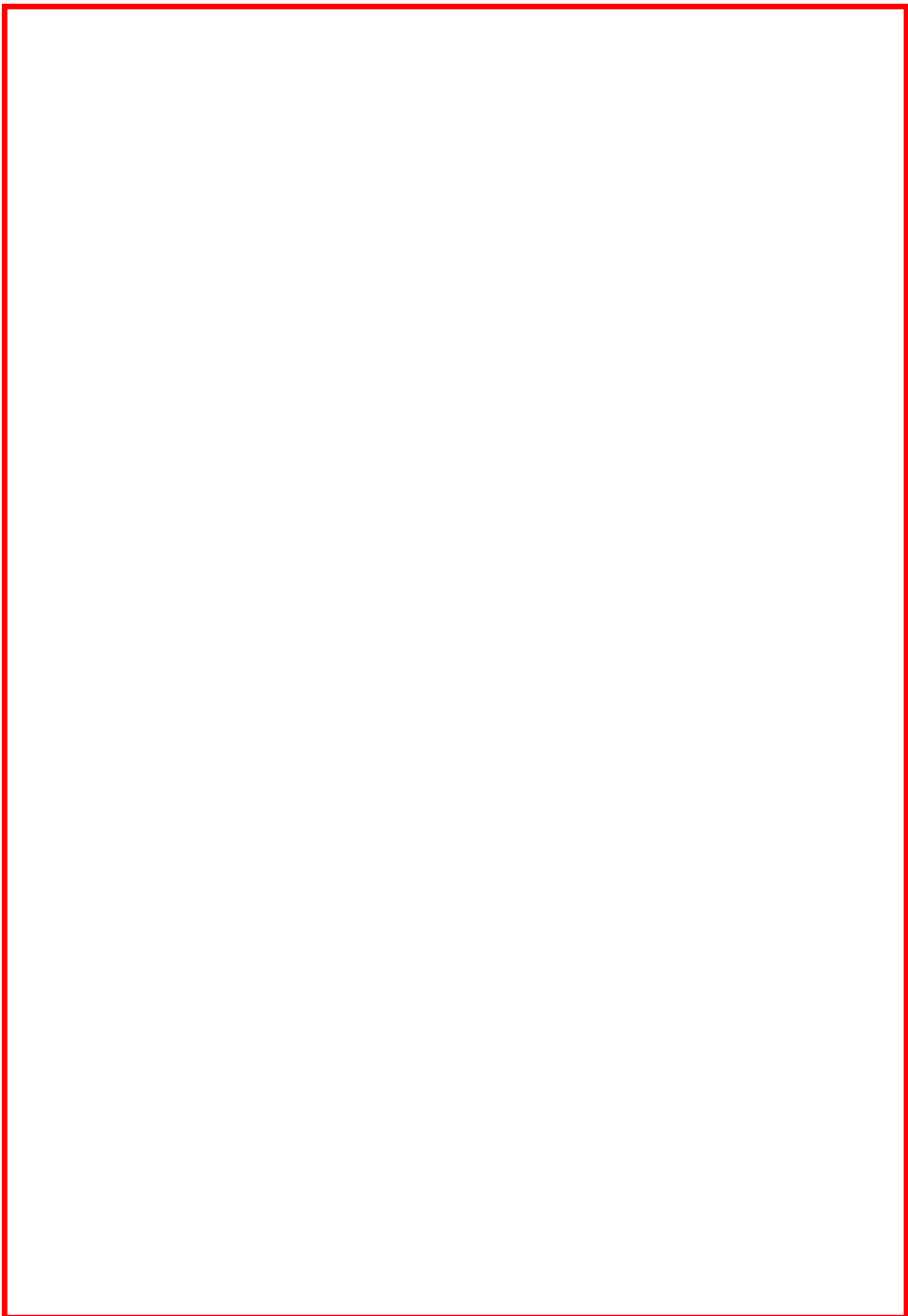
St Columbus Primary School ... 0.8 Mile

Walker Riverside Academy ... 1.2 Mile

RVI Hospital ... 4.8 Mile

Council Tax Band - A

EPC - D - Full details upon request



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LOUNGE

Lounge looking out to the rear of the property. Radiator and socket points.



KITCHEN

Kitchen to the rear which leads to the bathroom. No fitted white goods but there is plumbing for washing machine. Inset sink with mixer taps.



MASTER BEDROOM

Master to the front, large windows. Radiator and socket points.



BEDROOM 2

Second bedroom overlooking the rear garden, radiator and socket points.



OUTSIDE

Private rear yard.



BATHROOM

The bathroom continues from the kitchen with bath and over head electric shower. WC and hand basin.
This is also the location of the boiler.



EPC

EPC- D

63, Laurel Street WALLESEND NE28 6PG		Energy rating D
Valid until 13 April 2026	Certificate number 8806-6624-8410-3574-0996	
Property type	Ground-floor flat	
Total floor area	91 square metres	

Tenure

David Robson and Associates have been advised by the vendor that this property is leasehold, although we have not seen any legal written confirmation to be able to confirm this. Please contact the branch if you have any queries in relation to the tenure before proceeding to purchase the property.

AGENTS COMMENTS

The above details are believed to be correct but no warranty or representation is given or made as to their accuracy and they shall not form any part of any contract. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. We recommend purchasers arrange for a qualified person to check all appliances/services/systems before legal commitment. All measurements have been taken as a guide to prospective buyers only, accuracy cannot be guaranteed. Prospective purchasers are advised to check their accuracy as no liability or responsibility can be accepted by either this company or any member of staff in providing this information.