

3 Rosedale, Hadrian Lodge West



Guide price £15,000 to £20,000

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INVESTMENT OPPORTUNITY CASH BUYERS ONLY. We offer for sale a ground floor studio apartment which is situated on the popular HADRIAN LODGE WEST ESTATE. The property is in need of refurbishment throughout and would be a great opportunity for the investor as a buy to let with a RENTAL POTENTIAL of around £350 pcm.

The property comprises; entrance lobby, kitchen, living area and a bathroom. Externally there are communal gardens and a car park at the rear of the property. Council tax band A. Energy rating TBC. Lease enquire within.

www.next2buy.com


property retailers



136/138 station road
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tel: 0191 295 3322
fax: 0191 295 3344

The Property Comprises

Communal Hallway

The property is accessed via a communal hallway.

Property Entrance

Sliding door wardrobe, access to living area, kitchen and bathroom.

Kitchen

8'6" x 5'0" (2.60 x 1.52) Wall and base units with single drainer sink unit, single glazed window.



Living Area

11'6" x 9'11" min x 15'10" max (3.50 x 3.02 min x 4.82 max)
Electric storage heater, single glazed window.



Bathroom

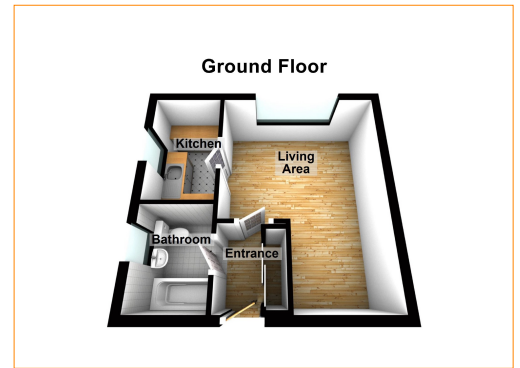
6'11" x 5'0" (2.11 x 1.53) Three piece suite and single glazed window.



External

Externally there is ample space for parking to the rear of the property.

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

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours;
Monday 9am - 6pm
Tuesday 9am - 6pm
Wednesday 9am - 6pm
Thursday 9am - 6pm
Friday 9am - 6pm
Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

VIEWING APPOINTMENT

TIME

DAY/DATE

VENDORS NAME (S)

QR CODE

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