



## Whitehouse Lane North Shields

An excellent buy to let opportunity to purchase this gorgeous, two, bedroom first floor flat. Positioned on the end-of-terrace and benefiting from a generous private rear garden, the flat already has a well thought of tenant in place. Convenient for local schools, bus routes, shops and close to the access for the A1058 City Centre and the A19 North and South to the Tyne Tunnel, Silverlink and Cobalt Business Park. It is also approximately a 10-15, minute walk from North Tyneside General Hospital. Landing area, front facing lounge with feature fireplace and modern electric fire, contemporary kitchen with integrated appliances, two spacious bedrooms, the principal bedroom with fitted wardrobes and the second also with storage. Stylish, re-fitted bathroom with "L" shaped bath and electric shower, gas radiator central heating system and double glazing, private, enclosed rear garden. Tenure: Leasehold. 105 years remaining, ground rent: £10 per annum, Council Tax Band: A, EPC: D. The current tenant is paying £425pcm, exclusive of bills, further details of the tenancy are available on request

**£ 79,950**



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# Whitehouse Lane

North Shields

**ENTRANCE LOBBY:** staircase to the first floor

**FIRST FLOOR LANDING AREA:** Radiator, double glazed window, large storage cupboard, loft access

**LOUNGE:** (front): 15'2 x 11'2, (4.63m x 3.41m), A well presented and spacious lounge, with attractive feature fireplace, electric fire, radiator, cornice to ceiling, spotlights, storage cupboard

**KITCHEN:** (rear): 9'7 x 9'2, (2.95m x 2.84m), A stylish fitted kitchen, incorporating a range of base, wall and drawer units, high gloss roll edge worktops, integrated electric oven, hob, plumbed for automatic washing machine, single drainer sink unit with mixer taps, double glazed window, modern flooring, radiator

**BEDROOM ONE:** (front): 12'2 x 10'7, (3.71m x 3.26m), Double bedroom with measurements excluding depth of fitted wardrobes, providing excellent hanging and storage space, radiator, double glazed window

**BEDROOM TWO:** (rear): 8'8 x 6'7, (2.65m x 2.02m), Radiator, double glazed window, storage cupboard

**BATHROOM:** Contemporary, re-fitted bathroom, comprising of, "L" shaped bath, electric shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, radiator, panelled bath and shower area, double glazed window

**EXTERNALLY:** Gated access to shared path to front door, gated access to private rear garden, enclosed with lawn and borders

## TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

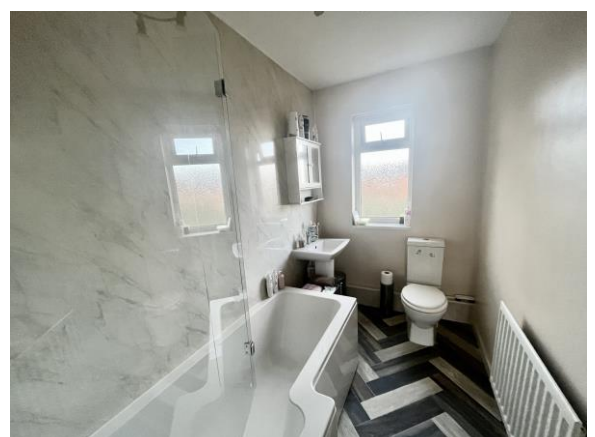
Length of Lease: [125] years from [20.02.2003]

Ground Rent: £10 per [annum]. Payable to North Tyneside Council

**Council Tax Band: A**

**EPC Rating: D**

WB1708/AI/DB/13.11.2023/V.1



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