

LOT

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62 Eastbourne Avenue, Gateshead, Tyne and Wear NE8 4NH

Guide price* £40,000+



A one/two bedroom ground floor flat now requiring full refurbishment and modernisation to suit landlords and property investors.

Location

The flat is situated in the heart of Gateshead with close proximity to a host of local amenities and shopping facilities, within walking distance to Saltwell Park and there are a number transport routes to Gateshead and Newcastle. The property is on Eastbourne Avenue in Gateshead at the top near Whitehall Road a short distance from Coatsworth Road with all its array of eateries as well as shops and community facilities. There is a library and leisure centre and a range of local schools nearby.

Description

A one/two bedroom ground floor flat now requires full refurbishment and modernisation. The flat

will appeal to landlords and property investors and the projected rental income once works complete is IRO £400pcm/£4,800pcm. We believe the flat has double glazing and gas central heating but at the time of instruction no inspection could be made and none of the services have been tested.

Ground Floor Entrance hallway, bedroom one, two steps lead down to the lounge, off which is the occasional second bedroom/office. The lounge also leads onto bathroom/WC and the kitchen from which there is a side door leading onto the shared yard at the rear.

Outside On street parking and shared yard to rear.

Tenure

Leasehold 999 years from 18 April 1986 – see legal pack for further information

EPC

Energy Efficiency Rating D

Auction Valuer

Lucy Crapper ANAVA

Viewing

Strictly by appointment only and for all auction enquiries please call the auction team on 0114 254 1185. Any viewers of this property are strongly advised to take extra care due to its landscape. Suitable footwear is required and no children permitted. Blundells Auctions, our joint agent / estate agents and their clients take no responsibility for any accidents, losses or injuries



incurred whilst visiting the site.