



### 3 bed maisonette to buy in NE37

Waterloo Walk, Washington, Tyne and Wear, NE37 3EL

**£35,000** Starting Bid

**H x3** **D x1** **B x1**

Tenure  
**Leasehold**

### Property features

- ✓ Tenanted investment
- ✓ Three Bedroom Maisonette
- ✓ Close to local amenities

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas

## Arrange a viewing

Sam Tollett  
Senior Manager  
Washington

0191 4154467  
washington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

To Be Sold Via Online Auction, Fees Apply.

We are delighted to offer this tenanted three-bedroom property, currently generating £650 per calendar month, making it an ideal addition to any investment portfolio.

Briefly comprising of Communal entrance with secure entry system, open plan lounge/ dining, modern fitted kitchen, bedroom 1 is on the main floor, on the lower floor there are a further two double bedrooms and a family bathroom. Externally there are well maintained communal gardens with secure entry system

Situated close to a range of local schools and amenities, Kenilworth Court is well located for those who commute to Sunderland, Newcastle or Durham.

This ready-made investment is already producing a strong rental yield and has been well maintained by both the tenant and landlord.

Early viewing is highly recommended to appreciate the standard and potential this property offers.

Please contact the Washington office on 01914154467 or email washington@pattinson.co.uk

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 44

Price: Starting Bid £35,000

Property Type: Maisonette

Parking: None

Heating: Gas



Waterloo Walk, Washington, Tyne and Wear, NE37 3EL

Contact your local branch today for more information on this property:

**55 The Galleries, Washington, Newcastle Upon Tyne, Tyne & Wear, NE38 7SA, Tel: 0191 4154467, Fax: 0191 4154313, [washington@pattinson.co.uk](mailto:washington@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

