



  
To buy

**1 bed lower flat to buy in NE21**

West Lea, Blaydon-on-Tyne, Tyne and Wear, NE21 6NX

**£65,000**

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

**Property features**

-  One Bedroom
-  Lower Flat
-  Close To Amenities
-  No Upper Chain
-  EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Arrange a viewing

Lyndsay Greenwell  
Senior Manager  
Whickham

0191 477 5116  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Offered to the market with no upper chain, this one-bedroom lower flat presents an excellent opportunity for both buy-to-let investors and first-time buyers alike.

The accommodation briefly comprises an entrance hall, a spacious lounge, a fitted kitchen, a double bedroom, and a bathroom, offering a practical layout with comfortable living space throughout.

Ideally positioned within the popular West Lea area of Blaydon-on-Tyne, the property is close to a range of local amenities, shops, and transport links, providing convenience for everyday living and excellent appeal to prospective tenants.

With the potential to achieve a strong rental yield, this property represents a fantastic investment opportunity for landlords looking to expand their portfolio, while the absence of an upper chain allows for a smoother and quicker purchase.

Early viewing is highly recommended to appreciate the accommodation and investment potential on offer.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 102

Price: £65,000

Property Type: Lower Flat

Parking: On Street

Heating: Gas

## Front External





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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whickham@pattinson.co.uk, www.pattinson.co.uk**

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