



Percy Street  
Wallsend  
Tyne and Wear  
NE28

Offers In Excess Of £82,000

bettermove



# Percy Street Wallsend

Bettermove are proud to present this 2 bedroom flat in Wallsend, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

This is a leasehold property with 989 years remaining on the lease.

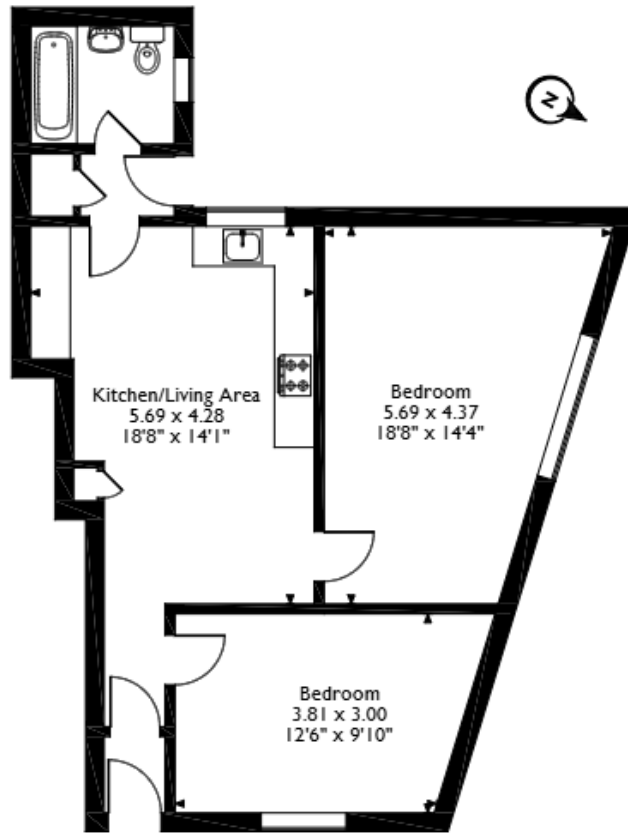
The interior of this beautifully presented, ground floor property comprises a spacious, open-plan living/kitchen area, two double bedrooms, and a family bathroom. Externally, the property boasts a private rear yard, perfect for enjoying the summer months.

Located in the popular town of Wallsend, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Hadrian Road Metro Stop (0.8 mile), a variety of local bus routes, and quick access to the A19.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.



Percy Street, Wallsend  
Approximate Gross Internal Area  
66 Sq M/710 Sq Ft



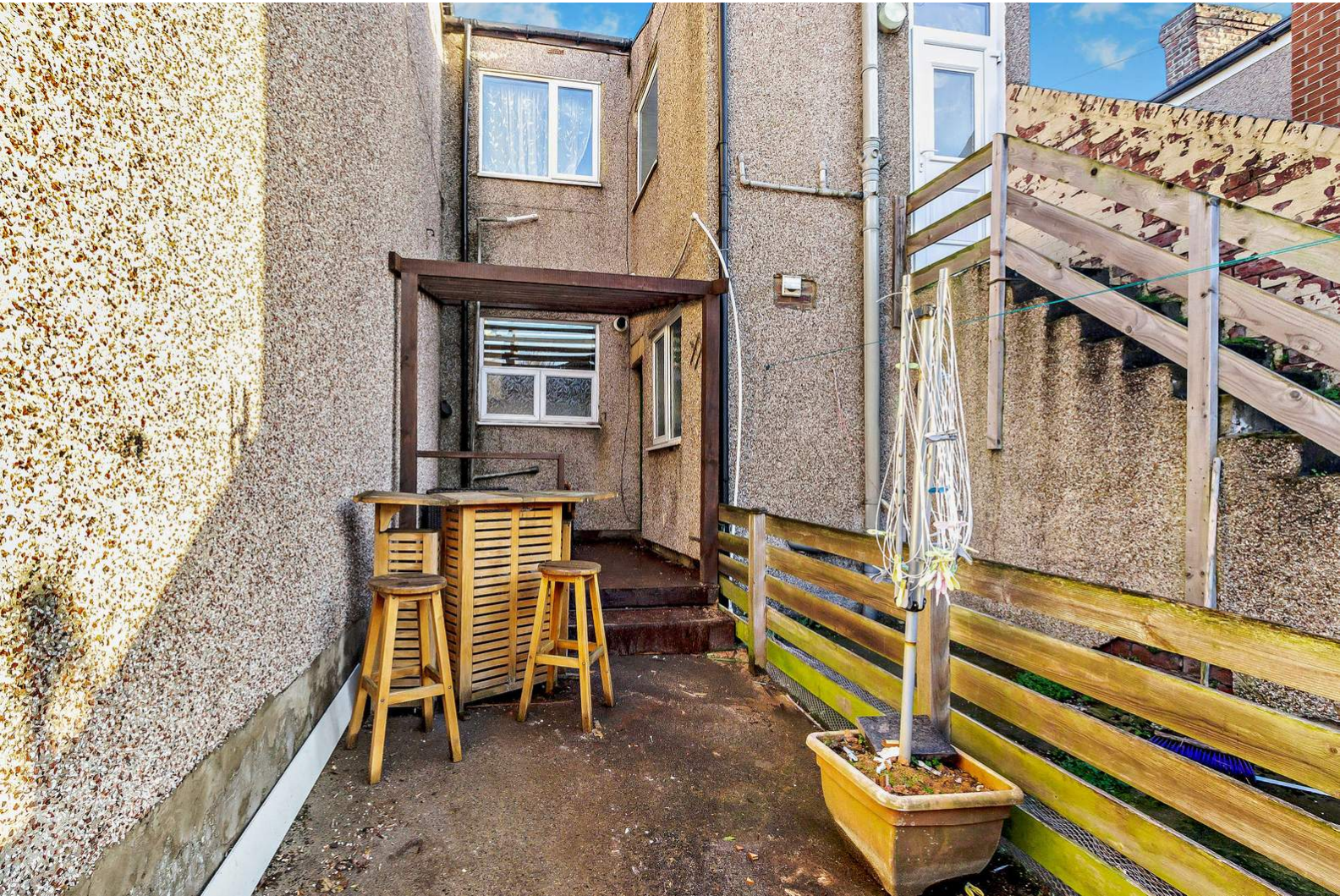
**Ground Floor Flat**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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