

For Sale

Scotland Court, Winlaton, Blaydon, NE21



**£39,950**

## 1 bedroom Upper Flat

- ✓ **\*\* IDEAL FOR INVESTORS \*\***
- ✓ **\*\* TENANTED UNTIL MARCH 2020 \*\***
- ✓ Central Village Location
- ✓ First Floor Flat
- ✓ One Double Bedroom
- ✓ Spacious Lounge
- ✓ Fitted Kitchen
- ✓ Bathroom w/c with Shower



## Description

**\*\*CALLING ALL INVESTORS/LANDLORDS!\*\*** an ideal opportunity for an Investor as the property is tenanted until March 2020, achieving £400 PCM. Call 0191 488 6080 for further information or to arrange your appointment to view.

Viewing is highly recommended on this fabulous first floor flat situated on Scotland Court which is close to the centre of Winlaton and all of it's local amenities including:-shops, doctors, dentist, garage and local primary and secondary schools.

Benefiting from double glazing and wall mounted electric night storage heaters. It briefly comprises of: entrance hallway, bathroom /wc, spacious lounge, double bedroom, fitted kitchen and communal gardens.

Please contact our Whickham office on 0191 488 6080 / sales@peterross.co.uk for more information or to arrange your appointment to view.

NB. Due to the lease this property is only available to cash purchasers.

## Ground Floor

**Entrance Hallway** - One flight of stairs leads to the UPVC front door, cupboard housing meters, door to bathroom /wc and lounge.

## First Floor

**Lounge** - **13' 3" x 9' 8" (4.06m x 2.96m)** With a large double glazed window over looking the front aspect, electric night storage heater, coving to the ceiling, tv /telephone point, door to the bedroom and fitted kitchen.

**Double Bedroom** - **9' 10" x 8' 1" (3m x 2.48m)** This double room benefits from a double glazed window to the front aspect, electric night storage heater.

**Fitted Kitchen** - **11' 2" x 5' 3" (3.41m x 1.62m)** Benefiting from a large double glazed window overlooking the rear aspect allowing for lots of natural light, electric night storage heater, useful built in storage cupboard, fitted wall and base units with roll top work surfaces, tiled splash backs, single sink unit with mixer tap, plumbed for washing machine, freestanding electric oven and hob, vinyl flooring.

**Family Bathroom** - With a large frosted double glazed window to the rear, low level wc, wash hand basin, panelled bath with electric shower over, tiled walls ,vinyl flooring ,electric night storage heater.

## Exterior

**Garage** - Single garage in the block.



Fitted Kitchen

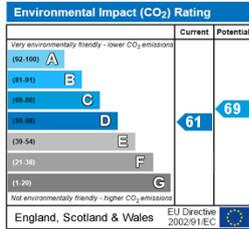
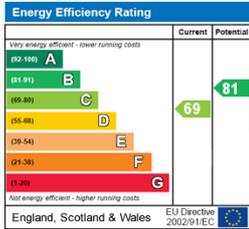


Bathroom / W.C



Rear elevation

## Energy Efficiency and Environmental Impact



**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.