

## 186 Ayton Street , Newcastle Upon Tyne, NE6 2DD

\*\* This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. \*\*

\*\* PLEASE SUBMIT YOUR BEST AND FINAL OFFER BY 11AM on 21.11.2025 \*\*

\*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* INVESTMENT OPPORTUNITY UPDATING REQUIRED \*\*

\*\* LOVELY OPEN ASPECT TO REAR \*\* BUS SERVICES DIRECT TO NEWCASTLE CITY CENTRE \*\*

**Offers Over £85,000**



- Three Bedroom Semi Detached House
- South Facing Rear Garden
- Council Tax Band B
- Investment Opportunity
- Bus Services To Newcastle City Centre
- Freehold
- Lovely Open Aspect To Rear
- Chain Free
- Energy Rating F purchase the property.

#### Hallway

Double glazed entrance door, stairs to the first floor landing, wall mounted electric heater.

#### Lounge

17'5" max x 11'3" (5.32 max x 3.44)  
Double glazed bay window, fireplace, wall mounted electric heater.

#### Kitchen

10'11" x 9'4" (3.34 x 2.87)  
Fitted with wall and base units with work surfaces over and sink unit. Double glazed window, cupboard and wall mounted electric heater.

#### Shower Room

7'5" x 6'2" (2.28 x 1.88)  
Comprising; shower, WC and wash hand basin. Double glazed window, part tiled walls, cupboard.

#### Landing

Double glazed window, access to bedrooms.

#### Bedroom 1

13'5" x 11'10" (4.11 x 3.62)  
Double glazed window, fitted wardrobes, cupboard, wall mounted electric heater.

#### Bedroom 2

11'10" x 8'8" (3.63 x 2.66)  
Double glazed window, wall mounted electric heater.

#### Bedroom 3

8'5" x 8'4" (2.59 x 2.56)  
Double glazed window.

#### External

Externally there is a small garden area to the front and a south facing garden to the rear which backs on to an open aspect. There is also a lean to at the rear of the property. which leads into the garden.

#### Material Information

##### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

EE-Good outdoor and in-home  
O2-Good outdoor  
Three-UK-Good outdoor and in-home  
Vodafone- Good outdoor, variable in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to

#### FLOOD RISK:

Yearly chance of flooding:  
Surface water: Very low.  
Rivers and the sea: Very low.

#### CONSTRUCTION:

Traditional  
This information must be confirmed via your surveyor and legal representative.

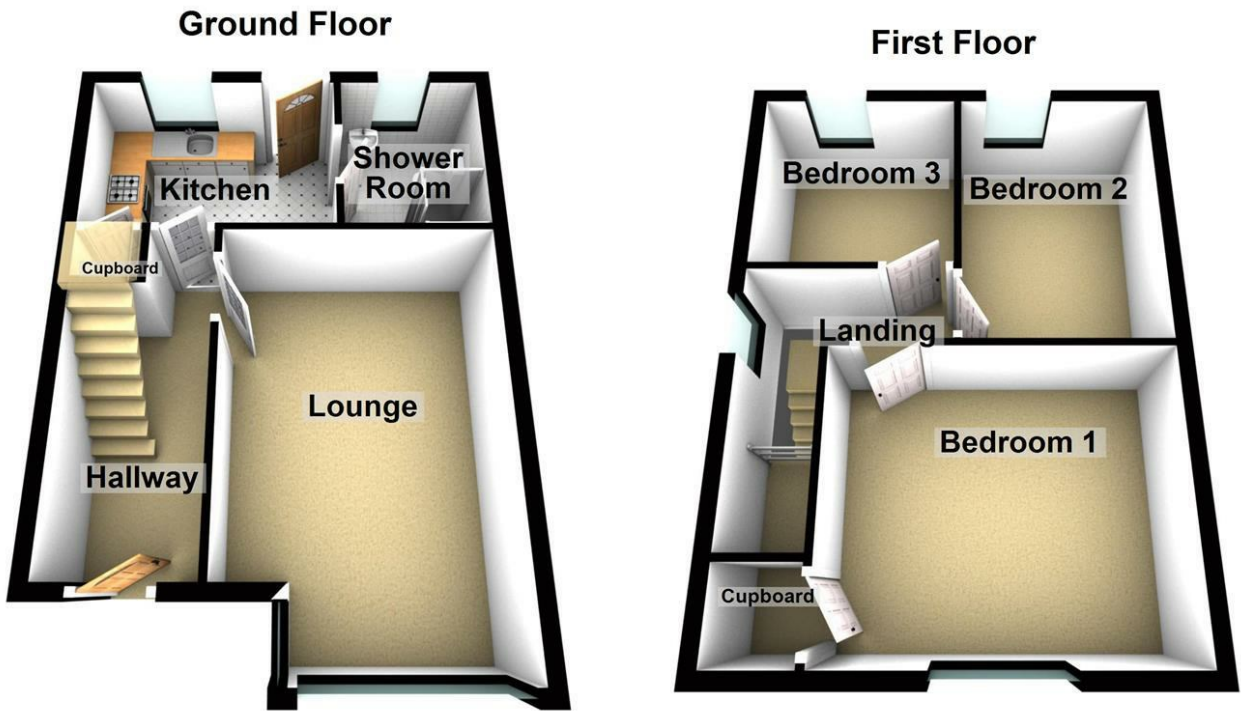








Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	32	53
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		