6 Lanceby Row

, Newcastle Upon Tyne, NE5 2FF

Offers in the region of £130,000

** OFFERS ARE INVITED - BEING SOLD WITH A TENANT IN SITU ** A MODERN (2018) AND WELL PRESENTED 'KEEPMOAT HOMES' BUILT TERRACED PROPERTY WHICH IS OFFERED FOR SALE ON A 'LET' BASIS WITH A TENANT IN SITU - PAYING £8,340 PER ANNUM (£695 per annum) THUS CREATING A YIELD OF 6.5% - ALBEIT ARGUABLY THE CURRENT MARKET VALUE RENT IS MORE £750 - 800 PCM WHICH WOULD HAVE A YIELD IN THE REGION OF 7 - 7.5%. THE PROPERTY OFFER A LOUNGE, KITCHEN, DOWNSTAIRS W.C., WITH TWO FIRST FLOOR BEDROOMS AND A FAMILY BATHROOM. THERE ARE GARDENS TO THE REAR WITH OFF STREET PARKING TO THE FRONT. WE FEEL THE PROPERTY IS IN AN IDEAL LOCATION FOR COMMUTING DUE TO THE CLOSE PROXIMITY TO THE A1 AND A69 ROADLINKS AS WELL AS BEING LESS THAN 5 MILES TO NEWCASTLE CITY CENTRE.

- EPC RATING 'B' - DUE 7/2/2028
- EICR IN PLACE AND DUE 27/1/2028
- CP12 IN PLACE 22/2/2025
- The working tenant has been in situ since 12/4/2024
- A buyers premium is payable on purchasing this property - 2% + VAT payable on completion
- ** THIS IS ONE OF TWO PROPERTIES BEING SOLD BY THE SAME OWNER IN THE SAME DEVELOPMENT. THEY WOULD BE POTENTIALLY FLEXIBLE IF SOMEONE WAS TO OFFER TO BUY BOTH AT THE SAME TIME **
- SERVICE / MAINTENANCE CHARGE OF £197.82 pa FOR UPKEEP OF COMMUNAL AREAS

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.
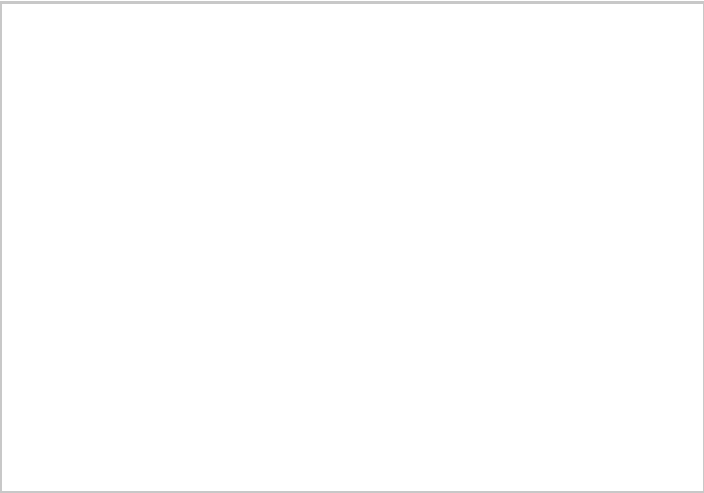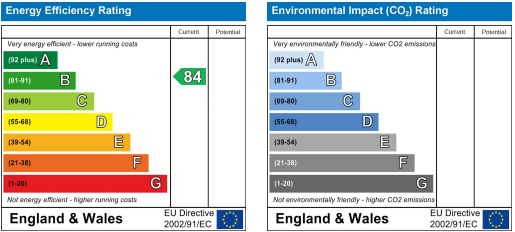
🛏 2   🛁 1   🛋 1   ☰ B

Floor Plan

Area Map

Map data ©2025 Google

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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