

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

60, 60A AND 62A MYRTLE STREET ASHINGTON NORTHUMBERLAND NE63 0AU



- INVESTMENT OPPORTUNITY
- SUBJECT TO PLANNING CONSENT
- FIVE BEDROOMS IN TOTAL

- DEVELOPMENT POTENTIAL
- CLOSE TO TOWN CENTRE
- EPC C AND D

Price £145,000

60, 60A AND 62A MYRTLE STREET ASHINGTON NORTHUMBERLAND NE63 0AU

Investment opportunity - Myrtle Street in Ashington. This unique property presents an exceptional opportunity. Comprising RETAIL PREMISES ALONG SIDE A FIVE BEDROOM HOUSE/FLAT, offers a versatile space that can cater to various needs.

The property is ideally situated close to the town centre, providing easy access to local amenities, shops, and transport links. With the right vision and planning consent, this property could be transformed into a thriving residential or commercial space.

Vacant possession is offered of the whole unit.

60A MYRTLE STREET

Residential accommodation comprises:

ENTRANCE HALL AND STAIRS

Understair storage cupboard.

LIVING ROOM

11'7" x 16'0" (3.55m x 4.88m)

Gas fire. One double radiator.

KITCHEN

16'5" x 9'8" (5.01m x 2.97m)

UPVC double glazed window. Range of wall and floor storage units. Stainless steel single drainer sink unit. Central heating boiler. One radiator. Access to rear yard.

FIRST FLOOR LANDING

BATHROOM ONE

7'6" x 9'7" (2.29m x 2.93m)

Panelled bath, pedestal wash hand basin and close coupled WC.

BEDROOM ONE (FRONT)

17'11" (max into alcove) x 12'6" (max) (5.48m (max into alcove) x 3.83 (max))

Fireplace. One radiator. Storage cupboard.

BATHROOM TWO

8'7" x 9'7" (2.62m x 2.93m)

Coloured suite comprising: corner bath, close coupled WC, pedestal wash hand basin and shower cubicle with electric shower. UPVC double glazed window.

BEDROOM TWO

18'1" (max into alcove) x 12'6" (5.52m (max into alcove) x 3.82m)

One radiator.

SIDE LANDING

Leading to bedroom three.

BEDROOM THREE

10'2" (max) x 14'10" (3.1m (max) x 4.54m)

One radiator. Walk in wardrobe.

BEDROOM FOUR

9'4" x 14'9" (2.85m x 4.5m)

BEDROOM FIVE

8'11" (max) x 12'7" (2.72m (max) x 3.84m)

One radiator.

EXTERNAL

Rear yard.

Garage - not accessible.

Lean to store room.

60 MYRTLE STREET

Former commercial premises.

Rateable value £5,200

Tenure - Freehold.

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FORMER RETAIL AREA

124'10" sq m (1345'1" sq ft or thereabouts) (38.05m sq m (409.98m sq ft or thereabouts))

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6640A

STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

MORTGAGE
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:
Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

