



 **Jan Forster**

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Mason View | Seaton Burn | Newcastle upon Tyne | NE13 6EZ

Auction Guide £90,000



- For Sale by Modern Auction • T & C's Apply
- Subject to Reserve Price • Buyers Fees Apply
- Two Bedrooms • Off Street Parking
- Rear Garden • Freehold
- Viewing Recommended • Call For More Information





Nestled on the picturesque and leafy Mason View, this beautifully presented two-bedroom terraced cottage perfectly combines period charm with contemporary living.

This property presents an exceptional investment opportunity, currently generating a rental income of £900 per month. With a rental yield of approximately 9%, it offers strong returns and excellent value for investors.

For sale by Modern Method of Auction: Starting Bid Price £90,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

The property enjoys a peaceful and desirable setting surrounded by green spaces, while remaining close to an excellent range of local amenities. Further shops, cafes, and facilities can be found nearby in Gosforth, and convenient public transport links together with major trunk roads provide easy access across the region, including to Newcastle city centre.

Internally, the accommodation has been tastefully finished throughout. The bright and airy lounge offers ample space for both relaxing and dining, creating a warm and welcoming atmosphere. The stylish kitchen and breakfasting room features modern fitted units, integrated appliances, and access to the rear. The bathroom is finished to a high standard with a contemporary suite, while two well-proportioned bedrooms offer comfortable and versatile accommodation. Feature doors throughout enhance the home's cottage-style character, and a boarded loft with fitted hatch and fixed ladder provides excellent additional storage.

Externally, the property benefits from a private yard to the front, offering off-street parking, and a stunning South-Westerly facing rear garden with both patio and lawned areas—perfect for outdoor dining or simply enjoying the afternoon sun.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: A



Lounge 17'10" x 15'1" (5.44 x 4.61)

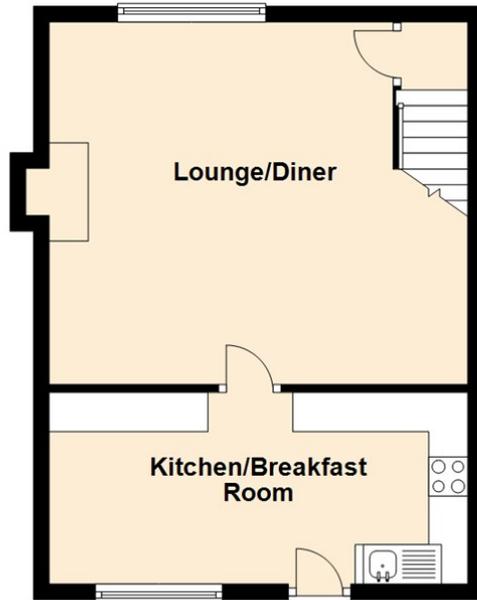
Kitchen Diner 8'0" x 17'6" (2.44 x 5.35)

Bedroom One 9'2" x 10'0" (2.80 x 3.05)

Bedroom Two 7'1" x 8'1" (2.16 x 2.48)

Auctioneer's Comments

Ground Floor

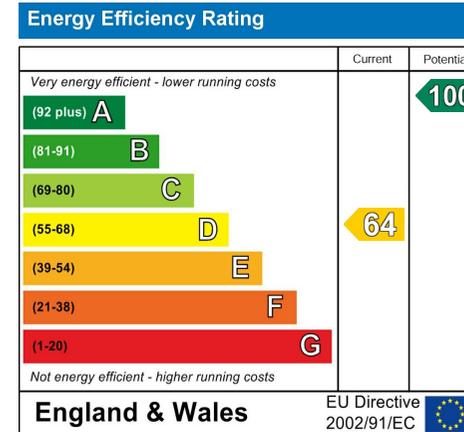


First Floor



## The difference between house and home

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