



Cairngorm Avenue, Ayton, NE38 0QW
2 Bed - House - Mid Terrace
£115,000

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Cairngorm Avenue

Ayton, NE38 0QW

* TO BE SOLD WITH SITTING TENANT PAYING £675 PCM * WELL MAINTAINED * CUL DE SAC LOCATION * ENCLOSED GARDEN * DRIVEWAY PARKING * INVESTMENT OPPORTUNITY *

Offered for sale with a sitting tenant currently paying £675 per calendar month, this well maintained home presents an ideal investment opportunity. Occupying a pleasant cul de sac position within Ayton, Washington, the property offers practical accommodation together with enclosed outside space and driveway parking.

The floorplan comprises an entrance porch, comfortable lounge and a dining kitchen providing space for everyday living and dining. To the first floor there are two bedrooms and a bathroom.

Externally, the property benefits from an enclosed garden which leads through to a driveway, providing useful outside space and off-street parking.

Cairngorm Avenue is situated within Ayton, a popular residential area of Washington offering convenient access to a range of local shops, schools and everyday amenities. The Galleries shopping centre, retail parks and leisure facilities are all within easy reach, while the area is particularly well placed for commuting via the A1(M), A19 and A1231, providing straightforward access to Sunderland, Newcastle, Durham and surrounding areas. There are also nearby parks, walking routes and green spaces which further add to the appeal of the location.









Porch

Lounge

Dining Kitchen

FIRST FLOOR

Bedroom

Bedroom

Bathroom

EXTERNAL

Externally, the property benefits from an enclosed garden which leads through to a driveway, providing useful outside space and off-street parking.

AGENT'S NOTES

Council Tax: Sunderland, Band A

Tenure: Freehold

EPC - C

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>



Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – none known

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

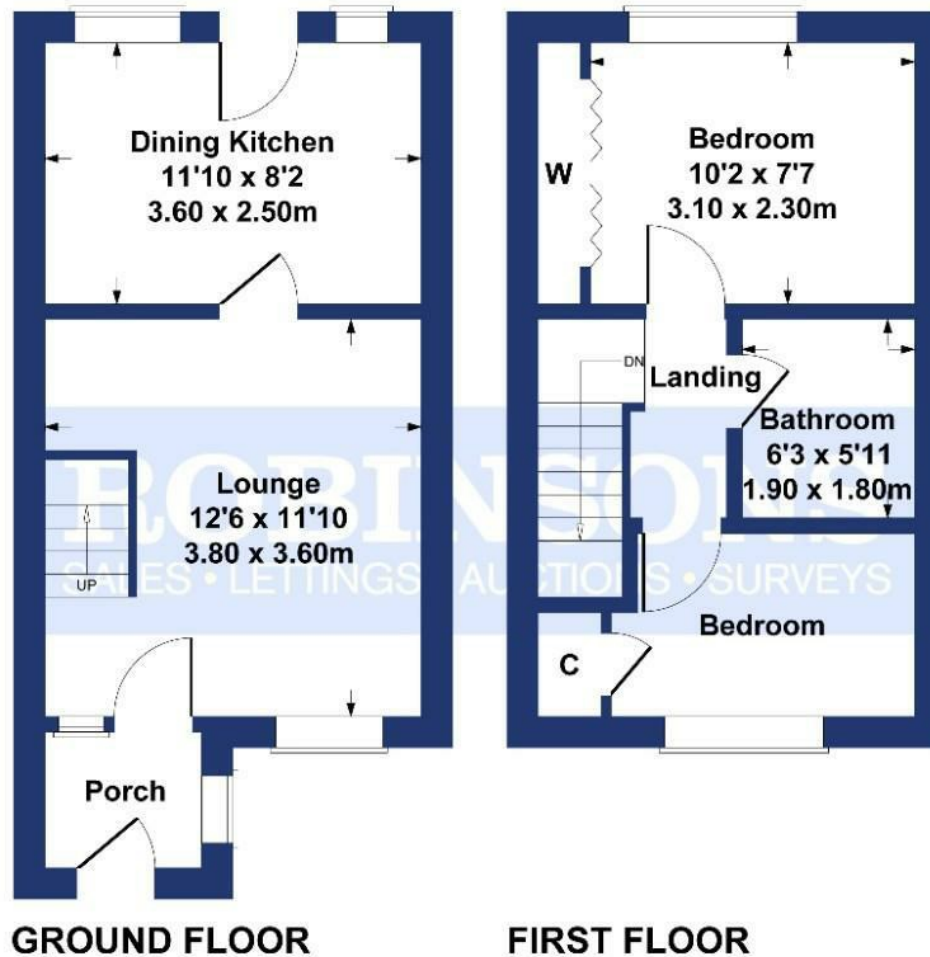
Other information: the property is to be sold with a sitting tenant

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Cairngorm Avenue

Approximate Gross Internal Area
527 sq ft - 49 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

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		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	79
EU Directive 2002/91/EC			

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscls.co.uk
www.robinsonsestateagents.co.uk

