



Chestnut Street | Ashington | NE63

Auction guide price £49,950

An investment opportunity to purchase a two-bedroom mid terrace house with a long-standing tenant who wishes to remain in the house. We are verbally advised they have been in for over 10 years and pays £420pcm.

The property benefits include double glazed window's, gas central heating, enclosed garden to the front and briefly comprises entrance hall, living room, rear hall, kitchen and a bathroom/wc to the ground floor. Stairs from the entrance hall lead to the first floor where there are two bedrooms.

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Two Bedroom Mid Terrace Home

Currently Tenanted Investment Property

Spacious Living Room

Ground Floor Bathroom with Electric Shower

Fitted Kitchen

Enclosed Front Garden

For any more information regarding the property please contact us today

Rear Hall

Part glazed UPVC entrance door and built in cupboard.

Kitchen

10'48 x 7'73 (3.05m x 2.13m)

Range of wall and floor units with laminate worktop surfaces, built in electric oven and hob with extractor hood, plumbing for washing machine, sink unit and drainer, tiled splashback, radiator and double glazed window to rear elevation.

Bathroom

Suite comprising pedestal wash hand basin, low level wc, bath with electric shower over, double glazed window to rear elevation and radiator.

Living Room

18'61 x 15'77 into recess (5.49m x 4.57m into recess)

Double glazed window to front elevation, radiator and fire surround.

Entrance Hall

Part glazed upvc entrance door to front elevation, radiator and stairs leading to first floor.

First Floor Landing

Radiator.

Bedroom One

15'87 x 9'42 (4.57m x 2.74m)

Double glazed window to front elevation and radiator.

Bedroom Two

12'654 x 5'45 plus 5'15 x 3'35 (3.66m x 1.52m plus 1.52m x 0.91m)

Double glazed window to front elevation and radiator.

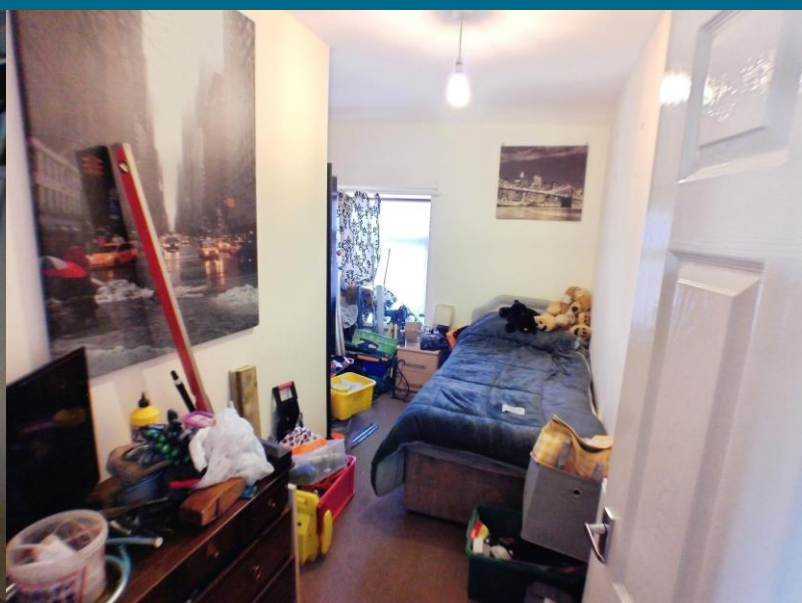
Externally

Paved garden to front.

T: 01670 850 850

Ashington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: tbc

Mobile Signal Coverage Blackspot: No

Parking: Off street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

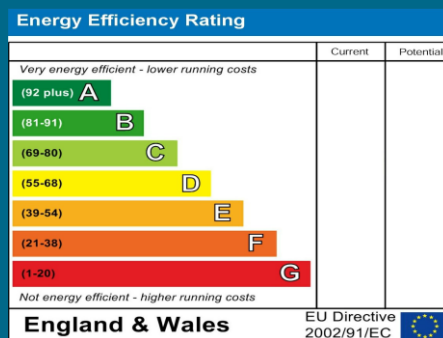
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: C

AS00010779 GD/FG VERSION ONE 12/10/2026



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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