

Chestnut Street | Ashington | NE63

Auction Guide Price £48,000

Appealing to the buy to let landlord is this two-bedroom mid terrace house currently tenanted at £450pcm (long standing tenant who wishes to remain). We are verbally advised by the vendor the property was refurbished in May 2019 (when tenant moved in) to include double glazed windows and central heating boiler.

Property 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

PROPERTY DESCRIPTION:

Kitchen
12'21 x 9'81 (3.66m x 2.74m)
Range of wall and floor units with laminate worktop surfaces, built in electric oven and gas hob with extractor hood, sink unit and drainer, plumbing for washing machine, tiled splashback, part glazed upvc door to rear and radiator.

Living Room
18'84 x 15'90 (5.49m x 4.57m)
Double glazed window to front elevation, radiator,part glazed door to front elevation.

Bathroom
Three-piece suite comprising low level wc, pedestal wash hand basin, bath with electric shower over,double glazed window to rear elevation, heated towel rail, tiled walls and floor, built in cupboard housing central heating boiler.

First Floor Landing
Double glazed window to rear elevation and radiator.

Bedroom One
15'65 x 9'66 (4.57m x 2.74m)
Double glazed window to front elevation and radiator.

Bedroom Two
12'69 x 5'55 plus 5'32 x 3'58 max (3.66m x 1.52m
plus 1.52m x 0.91m max)
Double glazed window to front elevation and radiator.

Externally
Enclosed garden to front.

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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: Street parking

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

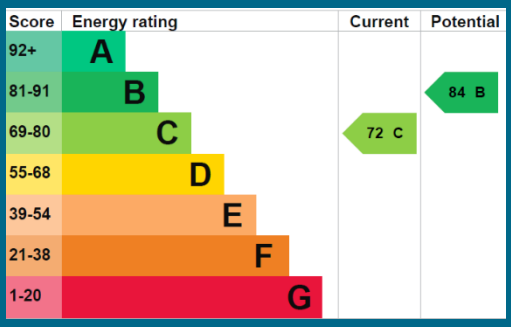
COUNCIL TAX BAND: A

EPC RATING: C

AS00010778 VERDSION ONE FG/GD 09/10/2026

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The Property Ombudsman

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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