

Chestnut Street | Ashington | NE63

Auction guide price £48,000

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.

RMS | Rook Matthews Sayer

2 1 1

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.

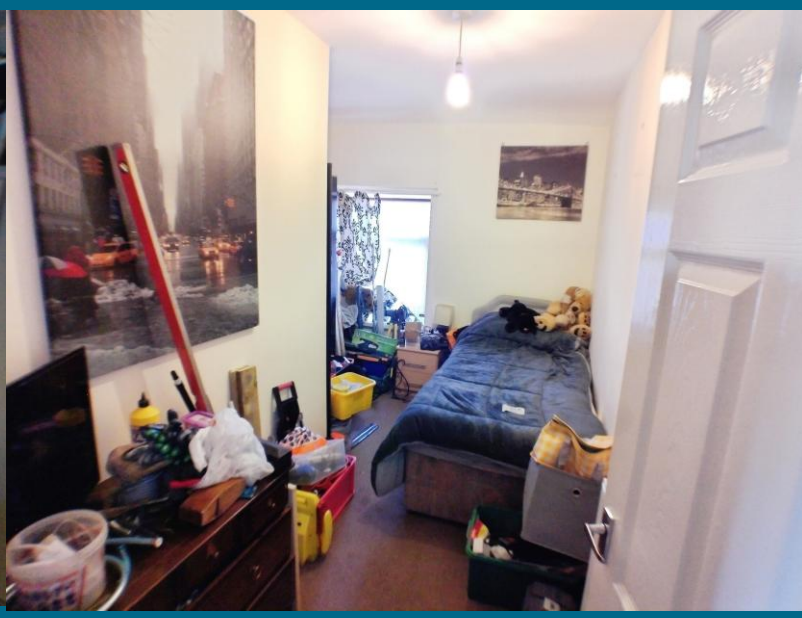
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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: tbc
Mobile Signal Coverage Blackspot: No
Parking: Off street

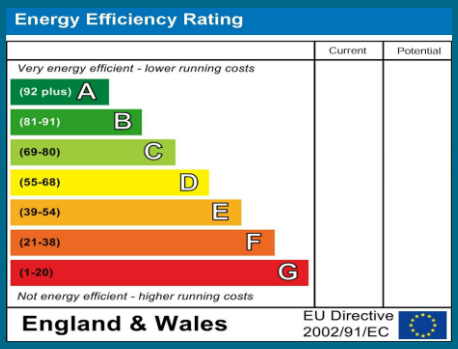
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

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



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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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