



**Elm Street, Seaton Burn, Newcastle-Upon -Tyne
NE13 6HQ**

£95,000 Guide Price



64 Kenyon Road

Wigan

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- To be Sold via Online Auction
- Modern Fitted Kitchen
- Sold With Tenant In Situ
- Large Rear Garden
- Current Rental Income £825pcm
- UPVC Windows And Doors
- Three Bedroom Mid Terrace Property
- Close to Local Amenities
- Family Bathroom Suite
- Register To Download The Legal Pack

Rutter Green is delighted to present to the market this substantial 3-bedroom property, ideally situated within the quiet residential village of Seaton Burn, Newcastle upon Tyne. Offered for sale via online auction, this home represents an exceptionally versatile investment proposition—perfect for seasoned property investors, landlords looking to expand their rental portfolio, or proactive buyers seeking a refurbishment project with clear potential to add significant capital value. Stepping into the home, the ground floor offers a practical layout comprising a bright entrance hallway, a generous living room, and a separate dining space that flows into the kitchen. Upstairs, the property features three well-proportioned bedrooms alongside a family bathroom. Beyond the walls of the property itself, the location is a standout selling point. Seaton Burn strikes an ideal balance between quiet village life and excellent urban connectivity. Situated just off the A1 and A19 junction, residents enjoy effortless commutes into Newcastle City Centre, Gosforth, and Cramlington. Local convenience stores, primary and secondary schools, and green spaces are all within walking distance, ensuring strong ongoing demand from long-term residential tenants.





If you would like to arrange a viewing of this property, please contact our showroom at

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Additional information on this property is available at

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Disclaimer

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with The Local Council.

