



pattinson   
make the most of your property

## 2 bed terraced house to buy in

Portia Street, Ashington, Northumberland,  
NE63 9DT

**£40,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Rear parking

## Property features

- ✓ Two Bedrooms
- ✓ Mid Terrace House
- ✓ Yard to Rear
- ✓ Requires Updating
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

**\*\*TO BE SOLD VIA ONLINE AUCTION - FEES APPLY\*\***

Pattinson Estate Agents welcome to the auction sales market this two bedroom terraced house situated on Portia Street in the heart of Ashington, Northumberland. Ideally situated close to local primary and secondary schools and the town centre with an array of shops, supermarkets, leisure facilities and travel links including the new train station linking directly into Newcastle city centre.

Warmed via gas central heating (combi boiler) and Upvc double glazed throughout. The house does require some updating.

As we anticipate a high level of interest, early viewings are essential to avoid disappointment.

Briefly comprising; entrance with stairs to first floor, lounge, kitchen and ground floor bathroom. To the first floor there are two bedrooms.

An enclosed walled yard to rear with double gated access and a brick outhouse.

EPC: TBC

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £40,000

Property Type: Terraced House

USPs: Requires work

Parking: Rear

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## Entrance

Via double glazed door  
-Stairs to first floor

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## Living Room

5.95m x 5.00m (19'6" x 16'4")

Double glazed window to front  
-Radiator



## Additional Image



## Kitchen

3.63m x 3.16m (11'10" x 10'4")

Double glazed window & door to rear  
-Fitted wall & base units with work tops  
-Plumbed for washing machine  
-Sink & drainer unit  
-Tiled floor  
-Radiator



## Bathroom

Double glazed window  
-Radiator  
-Panelled bath with shower over  
-Pedestal wash hand basin  
-Low level wc  
-Storage cupboard



## First Floor Landing

Window

## Bedroom 1

3.10m x 5.05m (10'2" x 16'6")

Double glazed window  
-Radiator



## Bedroom 2

1.62m x 4.00m (5'3" x 13'1")

Double glazed window  
-Radiator

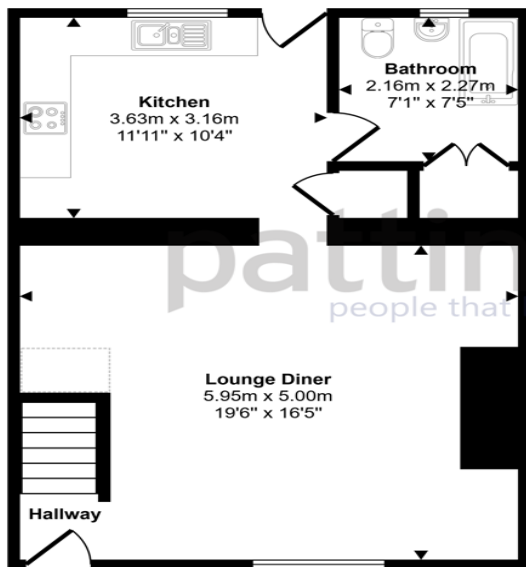


## Rear Yard

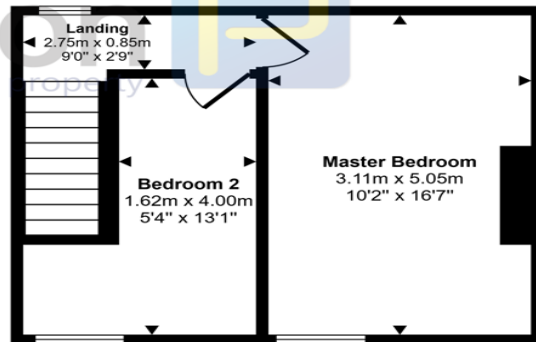
Double gated access with brick outhouse



Approx Gross Internal Area  
81 sq m / 875 sq ft



Ground Floor  
Approx 51 sq m / 547 sq ft



First Floor  
Approx 30 sq m / 328 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Portia Street, Ashington, Northumberland, NE63 9DT

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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