



To buy

### 3 bed terraced house to buy in

Beatrice Street, Ashington, Ashington,  
Northumberland, NE63 9BS

**£75,000**

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedrooms
- ✓ Terrace House
- ✓ D/G & GCH
- ✓ Garden to front, Yard to rear
- ✓ EPC Rating C

On Street parking

## Key Information

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

## Description

\*\*\*THREE BEDROOMS - TERRACE HOUSE - LOFT SPACE WITH STAIRS - TENANTED INVESTMENT\*\*\*

Located at Beatrice Street in Ashington, close to the town centre and all its amenities, with bus routes and train links to other nearby towns.

Benefitting from D/G & GCH (new combi boiler with last 12 months).

Briefly comprising: lounge, kitchen/diner (new kitchen fitted within last 5 years), three bedrooms and a bathroom (new within last 5 years). There is the benefit of the loft space with access via a staircase.

Enclosed garden to the front and yard to the rear.

The current tenant has been in nearly 11 years and currently pays £577pcm, giving this a yield of approx 9%.

Call now to book your viewing 01670 568096.

EPC: C

Council Tax Band: A

Tenure: Freehold

Price: £75,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## Entrance Lobby

Via double glazed door  
-Stairs to first floor

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## Living Room

4.50m x 4.28m (14'9" x 14'0")

Double glazed window to front  
-Radiator  
-Under stairs cupboard  
-Tv point

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## Kitchen

4.93m x 3.52m (16'2" x 11'6")

Double glazed window and door to rear  
-Fitted wall & base units with work tops  
-Integrated oven & hob with extractor hood  
-Plumbed for washing machine

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## Bedroom 1

3.38m x 3.65m (11'1" x 11'11")

Double glazed window  
-Radiator

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## Bedroom 2

2.99m x 4.20m (9'9" x 13'9")

Double glazed window  
-Radiator

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## Bedroom 3

2.45m x 2.64m (8'0" x 8'7")

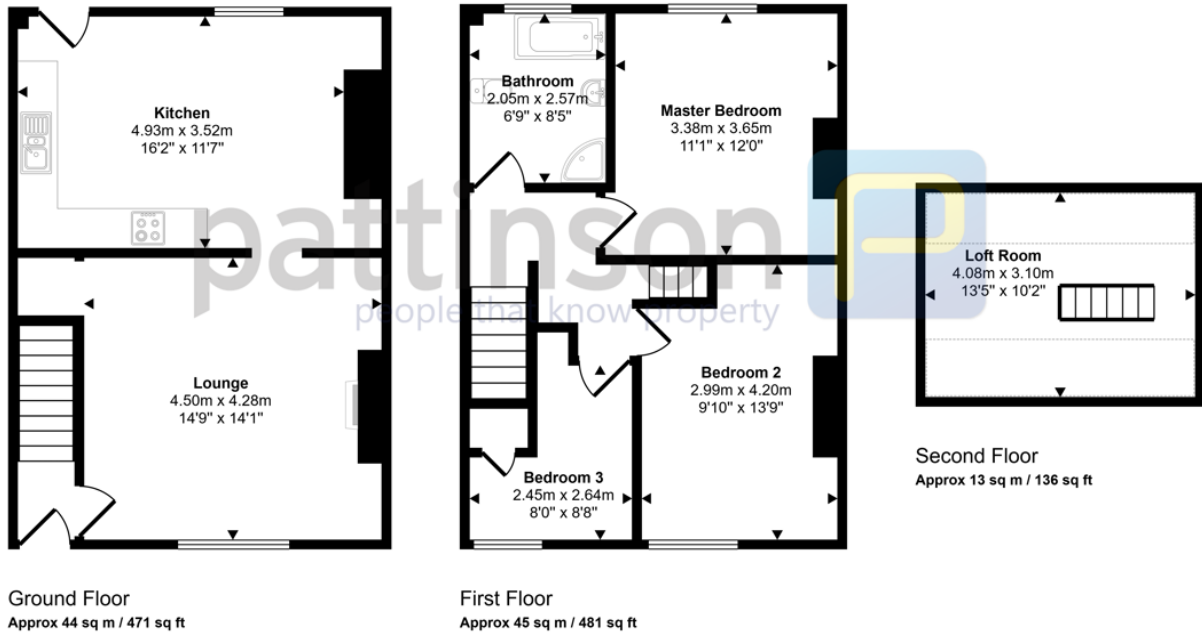
Double glazed window  
-Radiator

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## Bathroom

Double glazed window

Approx Gross Internal Area  
101 sq m / 1089 sq ft



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>		
(69-80) <b>C</b>	71	78
(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	

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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