



## 2 bed terraced house to buy in

Sycamore Street, Ashington,  
Northumberland, NE63 0HJ

**£40,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ FREEHOLD
- ✓ SOLD WITH VACANT POSSESSION
- ✓ GAS COMBI HEATING
- ✓ DOUBLE GLAZING
- ✓ EPC Rating C

On Street parking

Chain free

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

TO BE SOLD via ONLINE AUCTION. Fees apply.

For sale by online auction – a two-bedroom mid-terrace property on Sycamore Street. Offered freehold with vacant possession, the property benefits from double glazing and gas combi central heating, but does require modernisation throughout.

The accommodation briefly comprises an entrance hallway with stairs to the first floor and access into the lounge, which is open plan to the kitchen. An inner hallway leads to the bathroom and includes built-in storage cupboards. To the first floor, the landing provides access to two bedrooms.

Externally, there is an enclosed garden to the front with a shared access pathway. To the rear, there is on-street parking and communal bin storage

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £40,000

Property Type: Terraced House

USPs: Chain free

Parking: On Street

Year built: 1930

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Externally (Front Garden)

Enclosed front garden laid to lawn with planted borders and shared access pathway.



## Entrance Hallway

Double glazed entrance door, radiator, stairs to first floor.



## Lounge

6.20m x 5.15m (20'4" x 16'10")

Double glazed window, radiator, feature fireplace, carpet flooring, open access to kitchen.



## Kitchen

3.92m x 3.23m (12'10" x 10'7")

Fitted wall and base units, work surfaces, sink unit, space for appliances, double glazed window and rear door, radiator.



## Inner Hallway

Shelving, Built in storage cupboard housing electrics and gas combi boiler.



## Bathroom

2.08m x 1.82m (6'9" x 5'11")

Panelled bath with shower above, wash hand basin, low level WC, double glazed window, radiator.



## First Floor Landing

Double glazed, Access to two bedrooms.



## Bedroom 1

2.76m x 5.08m (9'0" x 16'8")

Double glazed window, radiator, carpet flooring and fitted wardrobes.



## Bedroom 2

2.88m x 4.01m (9'5" x 13'1")

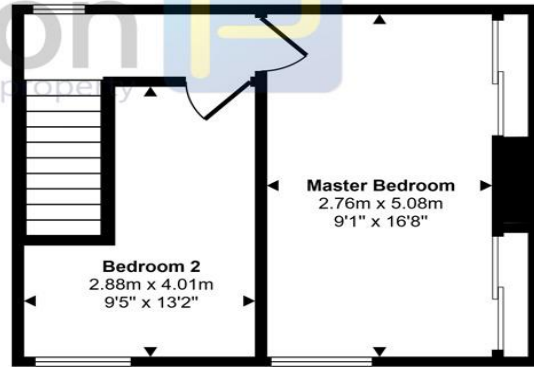
Double glazed window, radiator, carpet flooring.



Approx Gross Internal Area  
86 sq m / 922 sq ft



Ground Floor  
Approx 54 sq m / 584 sq ft



First Floor  
Approx 31 sq m / 337 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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