



### 3 bed terraced house to buy in

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

# £75,000

🏠 x3 🚿 x1 🚻 x1

Tenure

**Freehold**

On Street parking

### Property features

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

\*\*\*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

---

## Living Room

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

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

---

## 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

---

## Bedroom 1

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

Double glazed window  
-Radiator

---

## Bedroom 2

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

Double glazed window  
-Radiator

---

## Bedroom 3

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

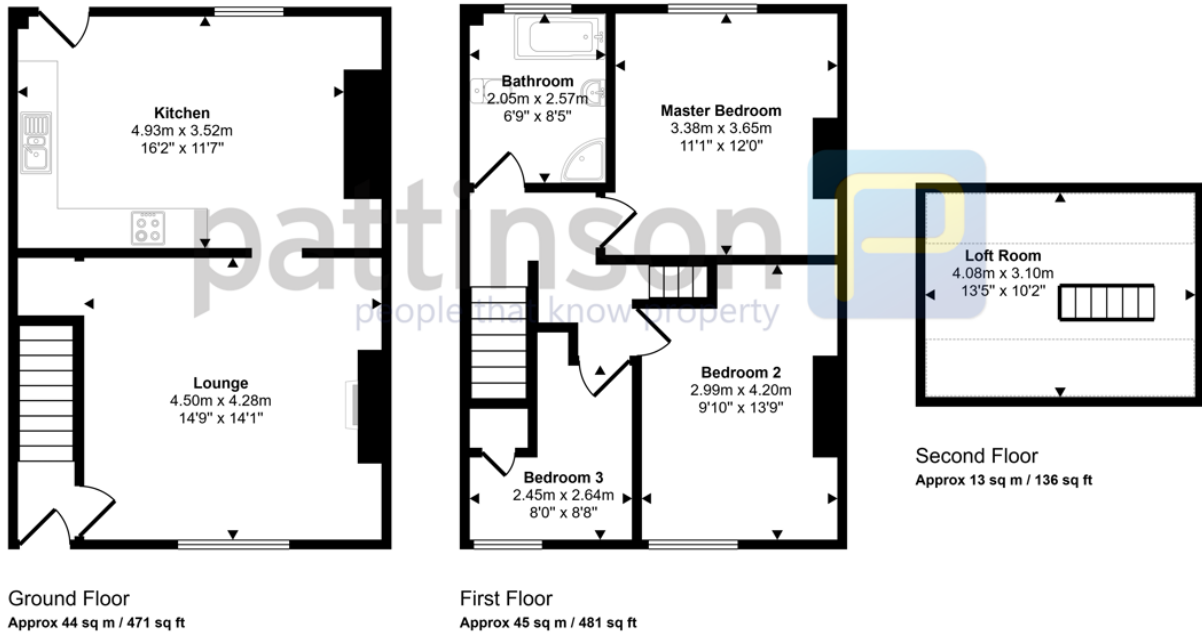
Double glazed window  
-Radiator

---

## 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	

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

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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

