



3 bed terraced house to buy in

Emerson Road, Newbiggin by the Sea,
Newbiggin-by-the-Sea, Northumberland,
NE64 6HU

£70,000

 x 3  x 1  x 1

Tenure

Freehold

Property features

- ✓ Three Bedrooms
- ✓ End Terrace House
- ✓ D/G & GCH
- ✓ Tenant in Situ, £510pcm, 9% Yield
- ✓ 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

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

END TERRACED HOUSE - THREE BEDROOMS - GROUND FLOOR BATHROOM - ON STREET PARKING - NO UPPER CHAIN - TENANT IN SITU 9% YIELD

Pattinson offer for sale this three bedroom end terraced house situated on Emerson Road in the popular coastal town Newbiggin By The Sea. Ideally located just a short walk from the sea front and promenade with the local school, shops and travel links close by. Warmed via gas central heating (combi boiler) and with Upvc double glazing throughout.

Sold with tenant in situ and with no upper chain, early viewings are recommended.

Briefly comprising; entrance with stairs to first floor, ground floor bathroom, kitchen & lounge.

To the first floor there are three bedrooms.

Externally to the front is a small enclosed garden and to the rear a enclosed yard.

This property includes gas & electric safety certificates already in place and EPC rating C

Contact us now to arrange your viewing on 01670 568096 or email ashington@pattinson.co.uk

Council Tax Band: A

Tenure: Freehold

Price: £70,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

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: No

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

Sewerage: Standard UK domestic

Air conditioning: No

Living Room

3.72m x 3.92m (12'2" x 12'10")

Double glazed window

- Radiator
- TV point
- Door to kitchen
- Storage cupboard



Kitchen

3.22m x 3.27m (10'6" x 10'8")

Double glazed window and door to rear

- Fitted wall & base units with work tops
- Electric cooker point
- Sink & drainer unit
- Plumbed for washing machine
- Door to bathroom



Downstairs Bathroom

Double glazed window

- Panelled bath
- Pedestal wash hand basin
- Low level wc
- Radiator



Bedroom 1

3.802m x 3.309m (12'5" x 10'10")

Double glazed window

- Radiator



Bedroom 2

2.664m x 3.763m (8'8" x 12'4")

Double glazed window

- Radiator



Bedroom 3

2.715m x 2.235m (8'10" x 7'3")

Double glazed window

-Radiator



Rear Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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:

95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, ashington@pattinson.co.uk, www.pattinson.co.uk

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