



### 3 bed maisonette to buy in NE37

Neville Court, Washington, Tyne and Wear, NE37 3DY

**£33,000** Starting Bid

 x 3  x 1  x 1

Tenure

**Leasehold**

Off Street parking

### Property features

- ✓ To Be Sold Via Online Auction
- ✓ Tenanted Investment
- ✓ Three Bedrooms
- ✓ Maisonette
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Air Source Heat Pump

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

To Be Sold Via Online Auction, Fees Apply.

Tenanted Investment Opportunity – Long-Term Tenant in Situ

An excellent opportunity to acquire this spacious three-bedroom ground floor maisonette, offered for sale as a tenanted investment with a long-term tenant currently paying £500 per calendar month, presenting scope for future rental growth.

The accommodation is well laid out and briefly comprises an entrance hall with stairs leading to the first-floor landing, a fitted kitchen, and a generous open-plan living and dining room with patio doors opening onto a private enclosed rear garden, providing an attractive feature for tenants.

To the first floor are three well-proportioned double bedrooms, a family bathroom, and a separate WC, offering practical family accommodation.

Externally, the property benefits from a private rear garden, while the surrounding development enjoys well-maintained communal gardens. Conveniently situated close to a range of local amenities, schools, and excellent transport links, this property represents an ideal addition to any investment portfolio, combining immediate rental income with strong long-term potential.

Council Tax Band: A

Tenure: Leasehold

Price: Starting Bid £33,000

Property Type: Maisonette

Parking: Off Street

Heating: Air Source Heat Pump

## External Front



## Entrance Hall



## Living Room

7.112m x 3.192m (23'4" x 10'5")



## Dining Room



## Kitchen

3.313m x 3.167m (10'10" x 10'4")



## Bedroom 1

3.705m x 3.182m (12'1" x 10'5")



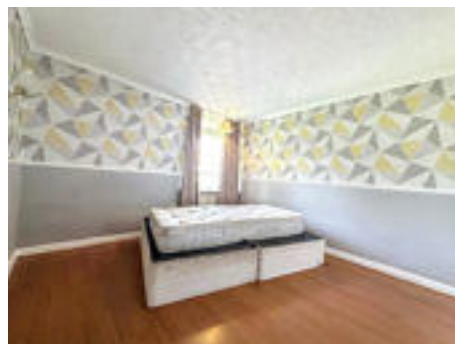
## Bedroom 2

3.19m x 3.182m (10'5" x 10'5")



## Bedroom 3

3.42m x 3.206m (11'2" x 10'6")



## Bathroom

2.193m x 1.876m (7'2" x 6'1")



## WC

1.572m x 0.782m (5'1" x 2'6")



**Rear Garden**





| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92-100) <b>A</b>                           |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | 74                                                                                                            | 79        |
| (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  |           |

Neville Court, Washington, Tyne and Wear, NE37 3DY

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

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