

**Auction**

## 2 bed flat to buy in NE63

Highfield Drive, Ashington, Ashington,  
Northumberland, NE63 9SR

**£55,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ Tenanted Investment - Enquire
- ✓ Two Good Sized Bedrooms
- ✓ Single Garage and Driveway
- ✓ Large Good Aspect Rear Garden
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Garreth Young  
Branch Manager  
Ashington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

TO BE SOLD via ONLINE AUCTION. Fees apply.

\*\*\* TENANTED INVESTMENT \*\*\*

We offer a ground floor flat located on the ever popular Highfield Drive, North Seaton. Occupying a good plot there is a delightful enclosed good aspect private rear garden, with offers a great degree of privacy. In addition, there is a single garage with parking in a close-by block

Inside, the property briefly comprises: entrance lobby, living room with access into the fitted kitchen and the inner hall. Off the inner hall there is a bathroom and two decent sized bedrooms. The current tenant uses bedroom two as a second reception room.

Double glazing, gas central heating.

North Seaton remains a popular choice due to the ease of access onto the A189 Spine Road; good access into Newbiggin-by-the-sea and the coastline; local schools, shops and amenities.

The property has been rented to the same tenant for 10 years - enquire further regarding annual income/yield.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 129

Price: Starting Bid £55,000

Property Type: Flat

Parking: Garage, Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

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

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance

Double glazed entrance door opening into the porch. Glazed inner door opening into the living room.

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## Living Room

2.94m x 2.681m (9'7" x 8'9")

Located to the front with a double glazed floor to ceiling picture window. Inner doors provide access into the kitchen and inner hall. Central heating radiator.



## Kitchen

2.671m x 2.229m (8'9" x 7'3")

Fitted with a range of wall and base units with work surfaces, splashback tiling, sink unit, double glazed window to the rear elevation, space and plumbing for washing machine, space for fridge/freezer, built-in oven, hob and extractor, double glazed door leading into the private rear garden.



## Inner Hall

Access into the bathroom and bedrooms. Meter cupboard, central heating radiator.

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## Bedroom One

3.364m x 2.652m (11'0" x 8'8")

Double glazed window to the front elevation, built-in sliding door wardrobes to one wall, central heating radiator.



## Bedroom Two

2.94m x 2.681m (9'7" x 8'9")

The current tenant chooses to use this room as a second reception room. Located to the rear with a double glazed window, central heating radiator and useful storage cupboard.



## Additional Bedroom Two Image



## Bathroom

2.047m x 1679.00m (6'8" x 5508'6")

Fitted with a white three piece suite, comprising: bath with shower over, low level WC and wash hand basin. Cupboard housing the combination boiler, double glazed window to the rear, tiling to walls.



## Outside

The property sits on a brilliant plot. At the rear there is a well tended, good aspect and an extremely private good-sized garden.



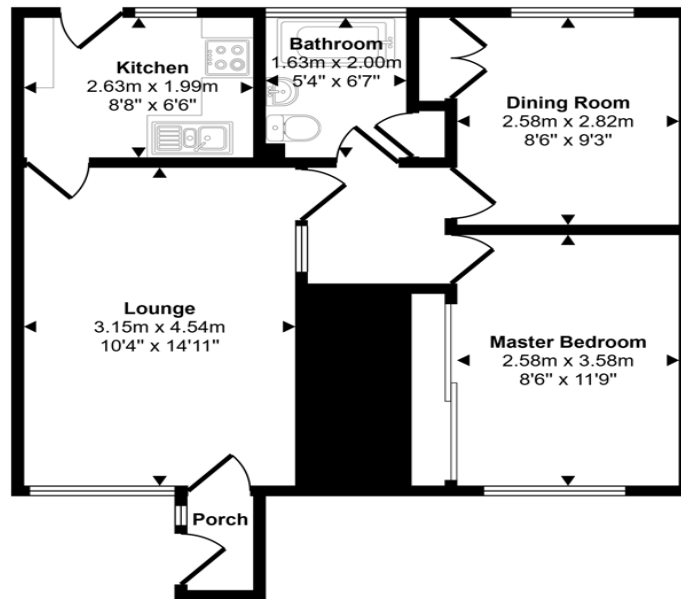
## Additional Outside Image



## Floor Plan



Approx Gross Internal Area  
47 sq m / 511 sq ft



Floorplan

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>                            |         |                         |
| (69-80) <b>C</b>                            | 72      | 77                      |
| (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 |

Highfield Drive, Ashington, Ashington, Northumberland, NE63 9SR

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

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