



## 2 bed lower flat to buy in NE6

Ayton Street, Newcastle upon Tyne, Tyne and Wear, NE6 2DB

**£39,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ In Need Of Refurbishment
- ✓ Two Bedrooms
- ✓ Ground Floor Flat
- ✓ No Upper Chain
- ✓ EPC Rating D

## Key Information

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

## Description

For sale via online auction. Terms and conditions apply.

Appealing to a wide variety of buyers is this two bedroom ground floor apartment requiring modernisation throughout which is ideally located on this favoured residential street.

The accommodation comprises: entrance hallway, lounge, kitchen with a good range of wall and base units, complimenting work surfaces, stainless steel sink with mixer tap, tiled splashback, space for appliances, UPVC double glazed door to the rear yard, and UPVC double glazed window. Two bedroom, bathroom and separate WC.

The property benefits from UPVC double glazing and gas central heating.

AGENTS NOTE: this property is currently freehold but will have a 999 year lease upon completion.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g27d37>

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £39,000

Property Type: Lower Flat

Parking: On Street

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: 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, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External



## Entrance Hall

With doors off to the lounge, bedrooms and understairs storage cupboard.

## Lounge

4.40m x 3.81m (14'5" x 12'6")

UPVC double glazed window and radiator.



## Kitchen

2.64m x 2.49m (8'7" x 8'2")

With a good range of wall and base units, complimenting work surfaces, stainless steel sink with mixer tap, tiled splashback, space for appliances, UPVC double glazed door to the rear yard, and UPVC double glazed window.



## Bedroom One

4.46m x 4.28m (14'7" x 14'0")

Two UPVC double glazed windows to the front, fire set into feature surround and radiator.



## Bedroom Two

3.22m x 2.63m (10'6" x 8'7")

UPVC double glazed window to the rear and radiator.



## Bathroom

1.66m x 1.54m (5'5" x 5'0")

White two piece bathroom suite comprising; bath with shower over, hand wash basin, partially tiled walls, UPVC double glazed window and heated towel rail.



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## Separate WC

1.67m x 0.66m (5'5" x 2'1")

With low level WC, partially tiled walls and UPVC double glazed window.



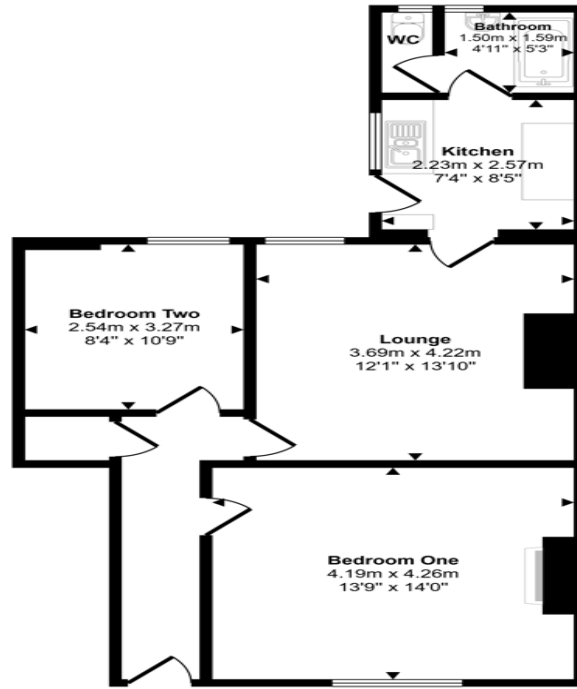
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## Rear Yard

Private rear yard mainly paved with walled boundaries incorporating double gates leading out to the rear lane.



Approx Gross Internal Area  
61 sq m / 653 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	69
(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	

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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