



## 6 bed terraced house to buy in

First Avenue, Heaton, Newcastle upon Tyne, Tyne and Wear, NE6 5YE

**£275,000** Starting Bid

 x 6  x 2  x 1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ HMO Investment Opportunity
- ✓ Six Bedrooms
- ✓ Mid Terrace House
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating D

## Key Information

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

## Description

TO BE SOLD VIA ONLINE AUCTION FEES APPLY.

Appealing to a wide variety of buyers is this six bedroom mid terrace house located on this popular residential street.

The property comprises; entrance hall with stairs to the first floor landing, lounge, kitchen located at the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, door to the rear yard and UPVC double glazed window. To the first floor are three bedrooms, bathroom/WC and shower room/WC. To the second floor there is two further bedrooms.

The property is currently configured as a six bedroom HMO with potential returns of £3300pcm/ £39600 per annum based on full occupancy.

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

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2bbaf>

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £275,000

Property Type: Terraced House

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 Area

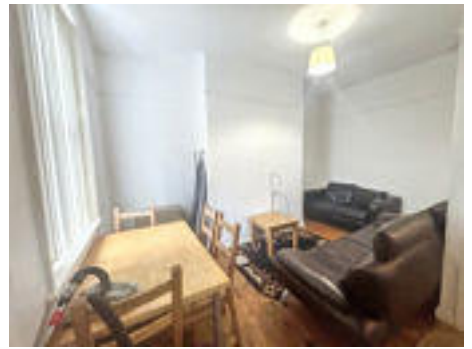
## Hallway

With doors off to the lounge, ground floor bedroom and stairs to the first floor.

## Lounge/Diner

4.53m x 3.79m (14'10" x 12'5")

UPVC double glazed window to the rear and two radiators.



## Kitchen

4.19m x 2.02m (13'8" x 6'7")

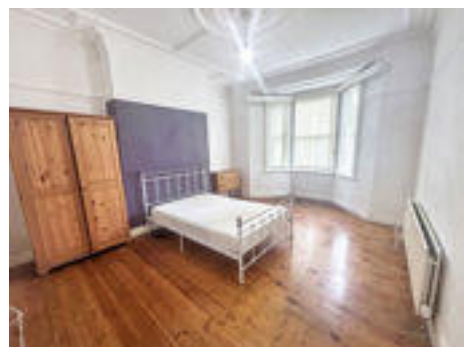
Located at the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, door to the rear yard and UPVC double glazed window.



## Bedroom One

5.13m x 3.76m (16'9" x 12'4")

UPVC double glazed bay window to the front, stripped timber flooring and radiator.



## First Floor Landing

With doors off to three bedrooms, bathroom/WC, shower room/WC and stairs to the second floor.

## Bedroom Two

4.54m x 2.37m (14'10" x 7'9")

UPVC double glazed window to the rear, fitted wardrobes, stripped timber flooring and radiator.



## Bedroom Three

4.43m x 2.84m (14'6" x 9'3")

UPVC double glazed window to the front, cast iron fireplace in feature surround, stripped timber flooring and radiator.



## Bedroom Four

2.96m x 2.42m (9'8" x 7'11")

UPVC double glazed window to the front, built in bedroom furniture, stripped timber flooring and radiator.



## Bathroom/WC

2.36m x 2.04m (7'8" x 6'8")

White four piece suite comprising; bath, shower cubicle, hand wash basin, low level WC, tiled walls, Velux window and radiator.



## Shower Room/WC

2.84m x 0.76m (9'3" x 2'5")

White three piece shower room comprising; shower cubicle, hand wash basin, low level WC and tiled flooring.



## Second Floor Landing

With doors off to two bedrooms.

## Bedroom Five

4.45m x 2.63m (14'7" x 8'7")

Velux window to the front, stripped timber flooring and radiator.



## Bedroom Six

3.53m x 3.01m (11'6" x 9'10")

Velux window to the rear, stripped timber flooring, storage into the eaves and radiator.

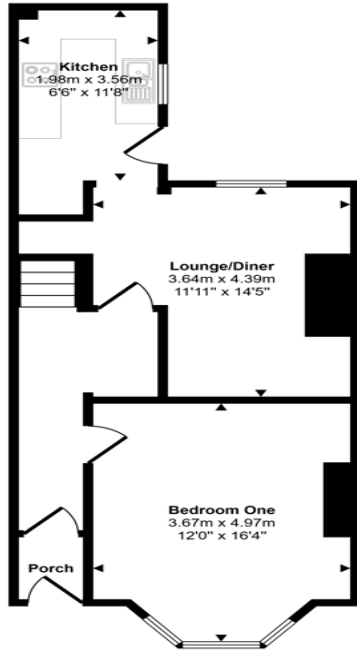


## Rear Yard

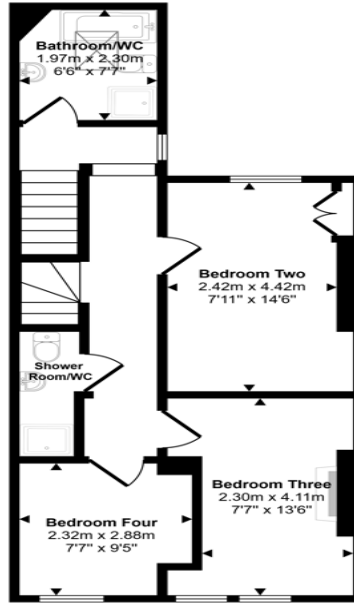
Private rear yard mainly paved with walled boundaries incorporating gates leading to the rear lane.



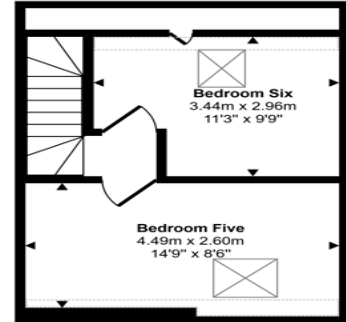
Approx Gross Internal Area  
127 sq m / 1371 sq ft



Ground Floor  
Approx 50 sq m / 537 sq ft



First Floor  
Approx 48 sq m / 522 sq ft



Second Floor  
Approx 29 sq m / 312 sq ft

□ Denotes head height below 1.5m

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>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

First Avenue, Heaton, Newcastle upon Tyne, Tyne and Wear, NE6 5YE

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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