



**To be sold via unconditional auction  
(28-day immediate exchange)**



- ✓ **TO BE SOLD BY PROPERTY SOLVERS ONLINE AUCTION  
(CONDITIONAL 28-DAY / IMMEDIATE EXCHANGE)**
- ✓ Bidding opens on Thursday 7th January 2021 at 12:00pm and closes on Friday 8th January at 12:00pm with a GUIDE PRICE of £55,000
- ✓ EPC Energy Rating 'C' (double-glazed + cavity wall / loft insulation)
- ✓ Strong-yielding rental property (estimated £425-450 pcm) or an excellent owner-occupied house
- ✓ South-facing front garden area with direct access to the backgarden (via side gate)
- ✓ Large living room (205 sq ft)
- ✓ 2 well-proportioned bedrooms (120 and 152 sq ft respectively)
- ✓ Sizeable back garden with brick house for external storage
- ✓ Extra storage and wardrobe space
- ✓ Close to Ofsted-rated 'Good' schooling, beaches + a wide range of amenities



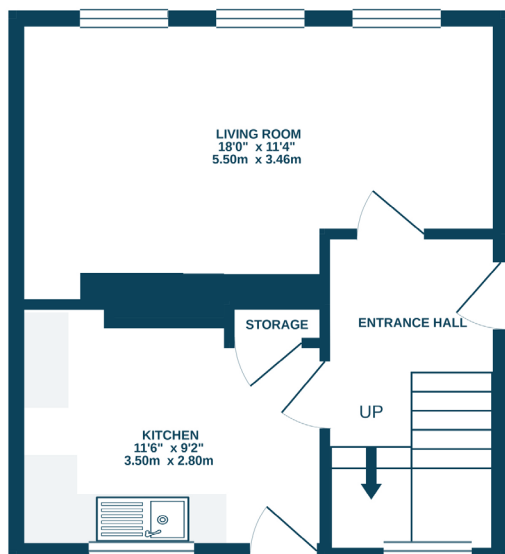




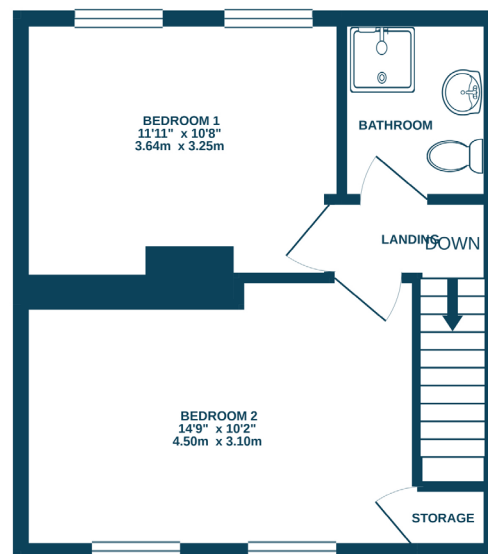


# Floorplan

GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



## Property Particulars



Living Room

18.0ft x 11.4ft (5.50m x 4.46m)



Kitchen

11.6ft x 9.2ft (3.50m x 2.80m)



Bedroom 1

11.11ft x 10.8ft (3.64m x 3.25m)



Bedroom 2

14.9ft x 10.2ft (4.50m x 3.10m)



Bathroom

5.58ft x 6.73ft (1.7m x 2.05m)



Gross Internal Floor Area  
(approx) 683ft<sup>2</sup> (63.5m<sup>2</sup>)

## Overview

Built in the early to mid-1950s, this semi-detached house requires a scheme of cosmetic modernisation. The property has an Energy Performance Rating 'C', benefiting from modern double glazing and filled cavity walls throughout as well as thermal loft insulation. This house will make a strong-yielding rental property (estimated £425-450 pcm) or an excellent owner-occupied house.

## Description

A side entrance via a welcoming front garden area / pathway leads you to the wide entrance hall. To the right is the large living room (205 square foot) that draws in plenty of south-facing light. To the left is the kitchen (107 square foot) with a built-in storage / pantry cupboard. A solid staircase leads to the first-floor landing area with two well-proportioned bedrooms (120 and 152 square feet respectively) and bathroom. To the rear is the sizeable lawned garden with a separate brick-built outhouse and greenhouse.



## Energy Rating

An Energy Assessor visited the property in 2010 and gave this property an Energy Rating of C. EPC ratings are measured on a scale from A (most efficient) to G (least efficient). The certificate is valid for 10 years.

For a property to achieve a C rating it must score 69-80 Standard Assessment Procedure points. 27.68% of properties lodged on to the UK Government's EPC Register are C rated.

### Score Energy Rating

92+

A

81-91

B

69-80

C

73 | C

55-68

D

39-54

E

21-38

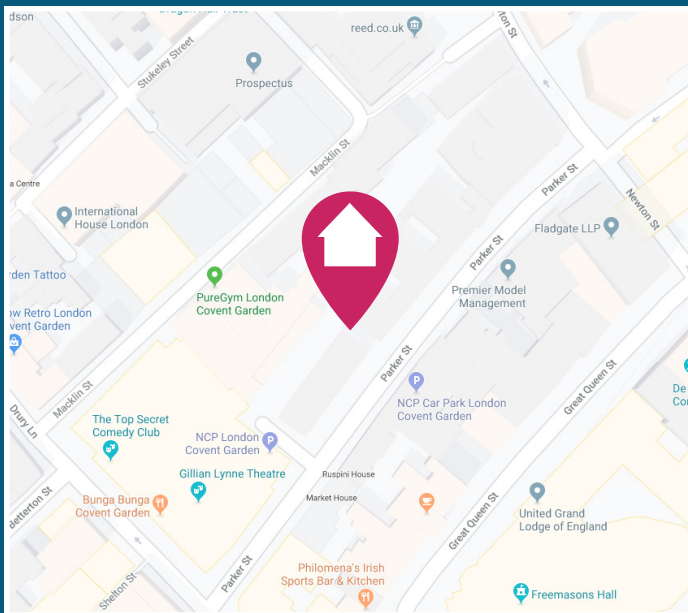
F

1-20

G



## Location



The property is close to Co-op convenience store, mini-market, pharmacy and well-reviewed takeaways.

The house is also a short drive from Cresswell and Newbiggin-by-the-Sea beaches, Wansbeck General Hospital and a wide range of amenities found in Ashington (including a range of supermarkets, more takeaways as well as the Riverside Park and Community Woodland).



## Schools

- ✓ Ellington Primary School (Ofsted-rated 'Good') is 1.13 miles away
- ✓ Linton Primary Schools (Ofsted-rated 'Good') is 2.04 miles away
- ✓ Northumberland Children's Centre (Ofsted-rated 'Good') is 2.26 miles away

## More Information

- ✓ [Auction Terms + Conditions](#)
- ✓ [Anti-Money Laundering \(AML\) Requirements](#)
- ✓ [Auction Legal Pack](#) (registration required)
- ✓ [Auction Buyer's Guide](#)

Our enquiry line - **0800 044 3797** - is open 24/7 and we're happy to answer any questions. Please also make enquiries via the **auction listing** directly.

## Viewings

Viewings available 7 days a week (excluding Christmas and Boxing day).

All viewers must observe our COVID-19 Viewing Policy

## Notice to Bidders

Please be aware that if your bid is successful on auction day, the exchange of contracts will happen immediately after the Auction.

As part of the Property Solvers Online Auction process, bidders will be required to register online and provide proof of ID documents (passport and photo driving license). For a full list of requirements please see the legal pack documents.

## Buyer Reservation Fee

£2,000 + VAT (non-refundable) will be due from winning bidder.