

188 Ayton Street Newcastle Upon Tyne NE6 2DD

Auction Guide £55,000









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- In Need of Updating
- For Sale by Modern Auction T & C's Apply
- Front & Rear Gardens

- Backs onto Harbottle Park
- tarting Bid Guide Price
- Lovely Aspect from Rear Bedrooms

- Lounge with Bay
- Reserve Price Applies
- Fabulous Opportunity

FOR SALE BY MODERN AUCTION A 3 bedroomed semi detached house, backing onto Harbottle Park and in need of refurbishment, providing the successful buyer with a fabulous opportunity to create a lovely home, to their own taste and requirements. With electric heating and sealed unit double glazing, the Reception Hall leads to the Lounge, with picture rail and bay window. The Kitchen has wall and base units and a sink unit. The Bathroom/WC has a low level wc, pedestal wash basin and panelled bath with electric shower over. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 is to the front. Bedrooms 2 and 3 both enjoy a lovely aspect South, over playing fields and beyond.

Externally, there is a small Front Garden with gate and path to the front door. The South facing Rear Garden has a patio, lawn and shrubs, backing onto open playing fields.

Ayton Street is just off Allendale Road, convenient for local amenities and with good road and public transport links into the city, Heaton and other surrounding areas.

Reception Hall

Lounge 17'4 x 12'6 (5.28m x 3.81m)

Kitchen 9'7 x 9'3 (2.92m x 2.82m)

Bathroom/WC 9'6 x 6'6 (2.90m x 1.98m)

First Floor Landing

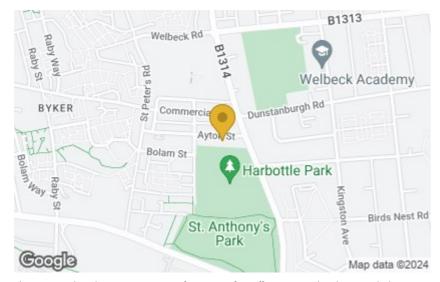
Bedroom 1 16'10 (max) x 11'3 (5.13m (max) x 3.43m)

Bedroom 2 13'2 x 8'6 (4.01m x 2.59m)

Bedroom 3 9'6 x 7'5 (2.90m x 2.26m)

Auctioneer Comments











Energy Performance: Current D Potential B

Council Tax Band: B

Distance from School:

Distance from Metro:

Distance from Village Centre:

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.

















