



Trading Places



## 24 Ninth Avenue, Heaton, NE6 Asking price £180,000

**\*\*\*INVESTMENT OPPORTUNITY\*\* 18 MONTH TENANCY TERM\*\*6.35% YIELD\*\*  
\*\*MID TERRACE HOUSE\*\* CLOSE TO NEWCASTLE CITY CENTER\*\***

Trading Places welcome to the market for sale this three/ four bedroom mid terrace house, located in a central area of Heaton on Ninth Avenue. The property has easy access to transport links into Newcastle City Center and coastal towns as well as withing walking distance to local shopping facilities, amenities and local schools. the property is currently rented out to professional tenants with an annual income of approximately £11,440 with 18month term lease. Benefitting from double glazing, gas central heating and briefly comprising of:- Entrance hallway, lounge/bedroom to the front with feature fireplace and stripped floorboards, lounge/dining room with feature fireplace and stripped floorboards, kitchen with fitted modern units and built in appliances. To the first floor there are three double bedrooms one with an en-suite bathroom and a separate bathroom /wc. Externally there is a rear yard with garage door and carport for off street parking. Viewing is by appointment only on 0191-2511189 please call our branch to arrange an appointment. EPC Rating D.



# 24 Ninth Avenue, Heaton, NE6

## Entrance hallway

Double glazed panel door, coving to ceiling, dado rail, radiator, stripped floorboards, alarm panel and stairs to first floor.

## Lounge/bedroom one 14'7 x 12'9 (4.45m x 3.89m)

Double glazed window to the front, chimney breast and alcoves, feature fireplace with marble back and hearth incorporating a living flame gas fire, coving to ceiling, radiator, and stripped floorboards.

## Lounge/dining room 13'8x 16'6 (4.17m x 5.03m)

Double glazed window to the rear, chimney breast and alcoves with wood fire surround, marble back and hearth and living flame gas fire, under stairs cupboard, coving to ceiling, radiator, stripped floor boards and door to:-

## Kitchen 8'5 x 8'1 (2.57m x 2.46m)

Fitted with a range of white modern wall and base units with roll top work surfaces, single sink and drainer, built in electric oven, electric hob and extractor over, integrated dish washer, wall mounted boiler housed in wall unit, washing machine, double glazed windows to the rear and side, double glazed panel door to the side and radiator.

## First floor landing

Dado rail, and doors off to:-

## Bedroom two 14'11 x 9'1 (4.55m x 2.77m)

Double glazed window to the front, fitted wardrobes, radiator and stripped floor boards.

## Bedroom three 14'7 x 8'1 (4.45m x 2.46m)

Double glazed window to the side, radiator, stripped floor boards and door to:-

## En-suite bathroom 8'6 x 6'5 (2.59m x 1.96m)

Three piece white suite comprising of:- panelled bath with plumbed shower over, pedestal wash hand basin, low level wc, double glazed frosted window to the rear, radiator, extractor fan.

## Bedroom four

Double glazed window to the rear, radiator and stripped floor boards.

## Bathroom

Three piece white suite comprising of:- panelled bath with electric shower over, pedestal wash hand basin, low level wc, heated towel rail, extractor fan and part tiled walls.

## External

Walled rear yard with up and over garage door to carport area.

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

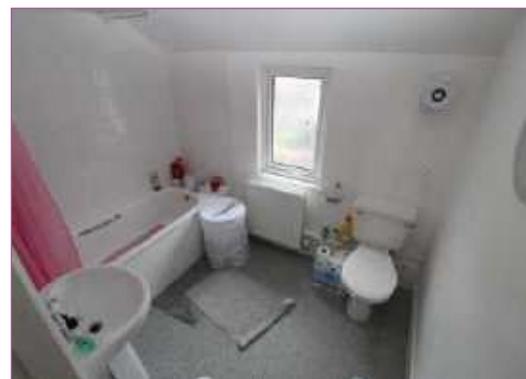
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