

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**60 - 60A MYRTLE STREET ASHINGTON NE63 0AU**



- INVESTMENT OPPORTUNITY
- SUBJECT TO PLANNING CONSENT
- FIVE BEDROOMS IN TOTAL
- DEVELOPMENT POTENTIAL
- CLOSE TO TOWN CENTRE

**Price £150,000**

## 60 - 60A MYRTLE STREET ASHINGTON NE63 0AU

Investment opportunity - Myrtle Street in Ashington. This unique property presents an exceptional opportunity. Comprising a former retail premises alongside a spacious five-bedroom house, offers a versatile space that can cater to various needs.

The property is ideally situated close to the town centre, providing easy access to local amenities, shops, and transport links. With the right vision and planning consent, this property could be transformed into a thriving residential or commercial space.

Vacant possession is offered of the whole unit.

### 60A MYRTLE STREET

Residential accommodation comprises:



### ENTRANCE HALL AND STAIRS

Understair storage cupboard.

### LIVING ROOM

11'7" x 16'0" (3.55m x 4.88m)

Gas fire. One double radiator.



### KITCHEN

16'5" x 9'8" (5.01m x 2.97m)

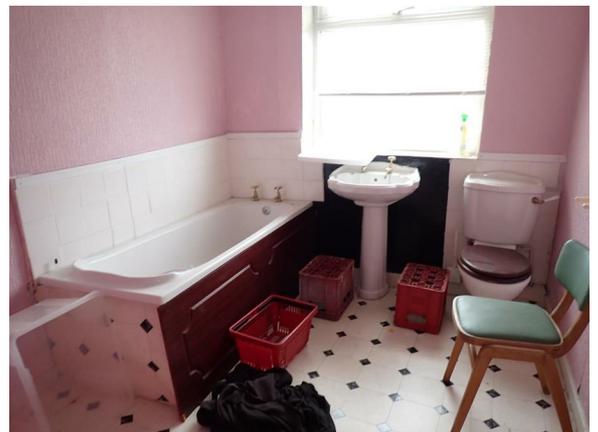
UPVC double glazed window. Range of wall and floor storage units. Stainless steel single drainer sink unit. Central heating boiler. One radiator. Access to rear yard.

### FIRST FLOOR LANDING

### BATHROOM ONE

7'6" x 9'7" (2.29m x 2.93m)

Panelled bath, pedestal wash hand basin and close coupled WC.



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## BEDROOM ONE (FRONT)

17'11" (max into alcove) x 12'6" (max) (5.48m (max into alcove) x 3.83 (max))

Fireplace. One radiator. Storage cupboard.



## BATHROOM TWO

8'7" x 9'7" (2.62m x 2.93m)

Coloured suite comprising: corner bath, close coupled WC, pedestal wash hand basin and shower cubicle with electric shower. UPVC double glazed window.



## BEDROOM TWO

18'1" (max into alcove) x 12'6" (5.52m (max into alcove) x 3.82m)

One radiator.



## SIDE LANDING

Leading to bedroom three.

## BEDROOM THREE

10'2" (max) x 14'10" (3.1m (max) x 4.54m)

One radiator. Walk in wardrobe.



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### BEDROOM FOUR

9'4" x 14'9" (2.85m x 4.5m)



### BEDROOM FIVE

8'11" (max) x 12'7" (2.72m (max) x 3.84m)

One radiator.

### EXTERNAL

Rear yard.

Garage - not accessible.

Lean to store room.



### 60 MYRTLE STREET

Former commercial premises.

Rateable value £5,200

Tenure - Freehold.



### FORMER RETAIL AREA

124'10" sq m (1345'1" sq ft or thereabouts) (38.05m sq m (409.98m sq ft or thereabouts))



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### TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

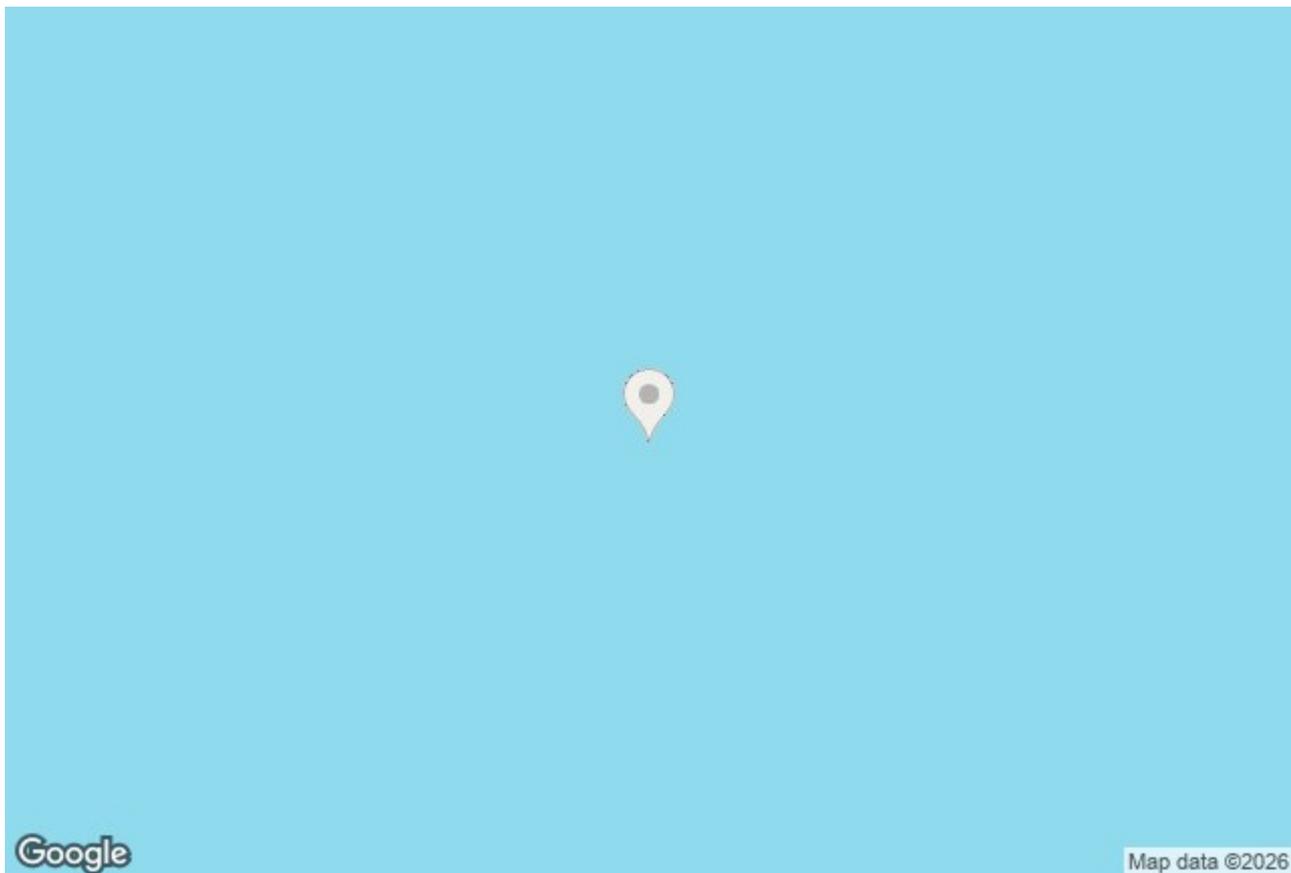
### VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/[ashington@rickard.uk.com](mailto:ashington@rickard.uk.com). FILE NO: 6640A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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