



Rushley Crescent, Blaydon, Tyne And Wear, NE21 4BH

***FOR SALE BY MODERN METHOD OF

AUCTION***This semi-detached bungalow sits in a pleasant position on Rushley Crescent in the Loup Farm Estate and benefits from a multi-vehicle driveway, garage and tiered garden. In need of some modernisation, this lovely bungalow comprises of lounge, two bedrooms, wet room style bathroom, and spacious open plan kitchen/diner. The enclosed rear tiered garden features both patio and landscaped areas. This is a property simply not to be missed out on and packed with potential for someone looking to make a really special home for themselves! EPC Rating D.



For Sale by Modern Auction – T & C's apply

Subject to Reserve Price

Buyer fees apply

Two Bedroom Bungalow

Driveway, Garage & Gardens

EPC Rating D

Guide Price £140,000

Lounge 14' 4" x 11' 0" (4.38m x 3.36m) Max

The lounge features a pleasant outlook over the front garden and driveway. There is also an electric fire.

Kitchen 12' 3" x 10' 0" (3.74m x 3.05m) Max

An open plan kitchen/diner with space for white goods and patio door access to the enclosed rear garden.

Dining Area 10' 11" x 8' 11" (3.33m x 2.72m)

Open plan dining area into kitchen.

Wet Room 9' 0" x 7' 7" (2.74m x 2.32m) Max

This wet room benefits from w/c, wash basin and shower with built in cupboard for storage along with housing the boiler.

Bedroom 1 11' 11" x 11' 9" (3.64m x 3.58m)

The main bedroom benefits from a pleasant outlook over the rear garden patio area.

Bedroom 2 11' 3" x 7' 8" (3.42m x 2.34m)

Bedroom two overlooks the front garden area.

Garage 17' 11" x 10' 6" (5.45m x 3.20m) Max

The attached garage features roller shutter to the front and lockable door to the rear for through access to the rear garden. Driveway features space for multiple vehicles.

Externally

There is a tiered garden with lawned and patio areas ideal for entertaining. To the front is an open shared lawn with mature shrubs and attached garage/ multivehicle driveway.

Additional Information

We understand this property is freehold. Council tax band C. Awaiting EPC. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Important Note To Purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

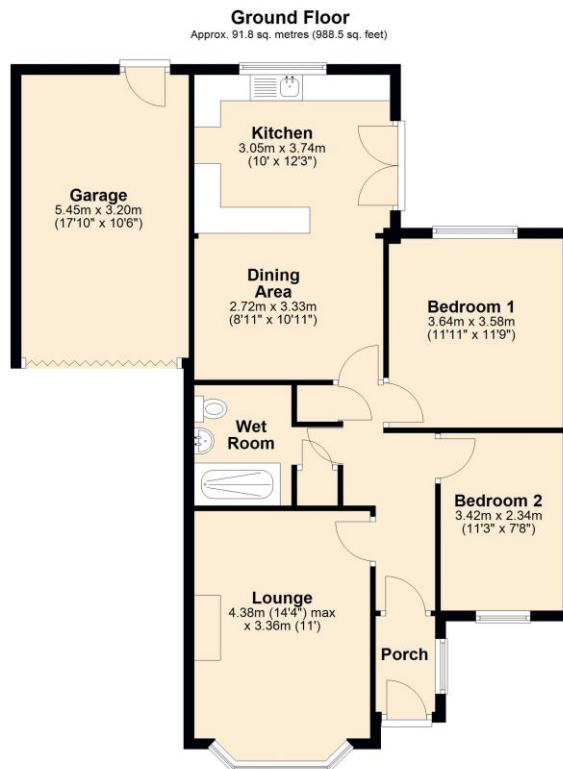
Auctioneer comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.





Floorplan



Total area: approx. 91.8 sq. metres (988.5 sq. feet)

EPC Graph (full EPC available on request)



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