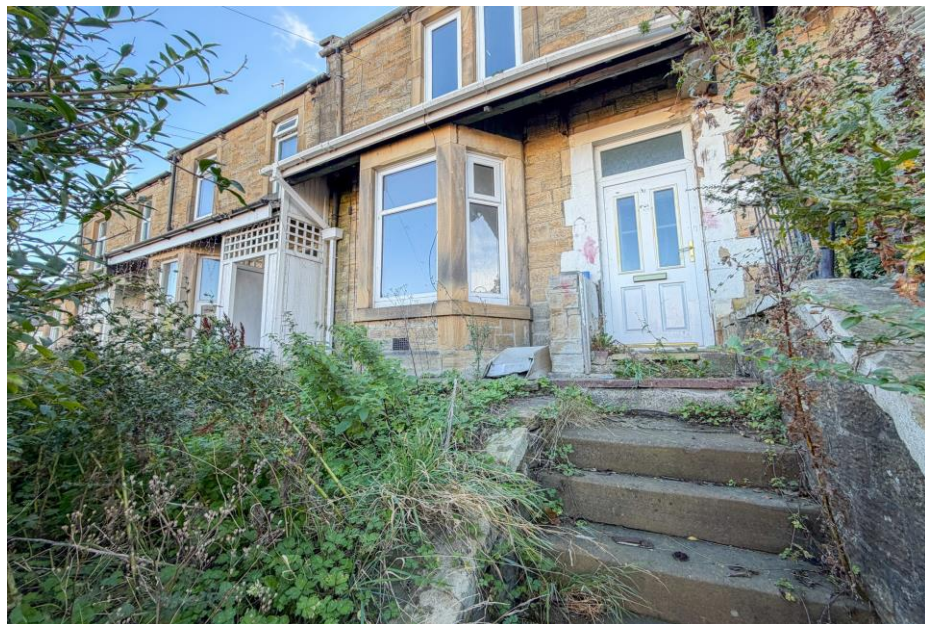




Bowland Crescent, Blaydon, Tyne And Wear, NE21 4BE

FOR SALE BY MODERN METHOD OF AUCTION

This spacious three bedroom stone mid terrace family home is packed with potential and simply MUST be viewed to be appreciated! The property is in need of refurbishment and comprises of entrance hallway, lounge, dining room, kitchen, utility and bathroom to the ground floor. To the first floor are three bedrooms and cupboard storage in the master. Externally the property benefits from a raised tiered garden to the front and enclosed yard to the rear. Parking available on street. Awaiting EPC rating.



For Sale By Modern Method Of Auction T & C's Apply Subject To A Reserve Price

Buyers Fees Apply

Three Bedroom Stone Terrace

Awaiting EPC Rating

Guide Price £75,000

Lounge 14' 8" x 12' 6" (4.46m x 3.82m) Max

Dining Area 16' 0" x 12' 4" (4.87m x 3.75m) Max

Kitchen 16' 0" x 7' 7" (4.88m x 2.30m)

Features a range of wall and base units for storage, space for white goods.

Bathroom 7' 1" x 6' 5" (2.15m x 1.95m) Max

Features shower, W/C and wash basin.

Bedroom 1 16' 1" x 12' 8" (4.89m x 3.85m) Max

Bedroom 2 14' 8" x 9' 2" (4.46m x 2.80m) Max

Bedroom 3 10' 0" x 7' 1" (3.05m x 2.16m)

Externally

There is a tiered garden to the front with enclosed yard to the rear with on street parking.

Additional Information

Awaiting EPC. Council tax band: A We understand this property is freehold. 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.

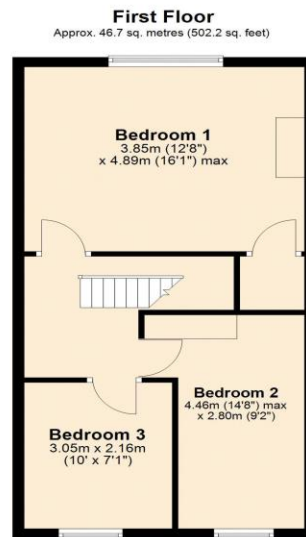
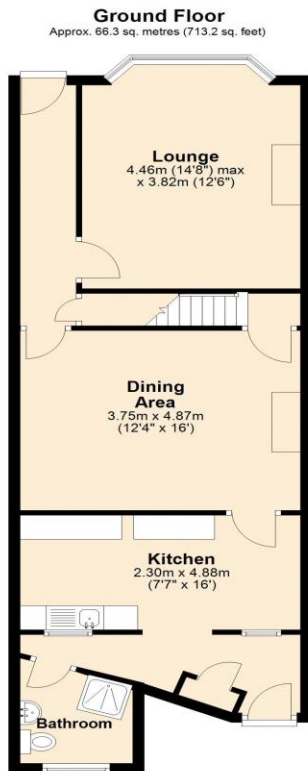
Auctioneer Comments

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 will pay £300 inc VAT for this pack. 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 £450. These services are optional.





Floorplan



Total area: approx. 112.9 sq. metres (1215.3 sq. feet)

EPC Graph (full EPC available on request)

For more information please call **0191 414 1200** or email **info@livinglocalhomes.co.uk**

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