



**41 Avon Avenue, North Shields, NE29 7QT**  
**Starting Bid £22,000**

# 41 Avon Avenue, North Shields, NE29 7QT

R A Jackson & Son LLP are delighted to offer for sale via auction this two bedroom first floor flat set within an established residential location to the west of North Shields Town Centre.

Accommodation includes a landing, double bedroom, single bedroom, living room, shower/WC.

Externally, the property includes a large yard to the rear offering off street parking which is accessed via a roller shutter door.

## AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## MATERIAL INFORMATION

COUNCIL TAX: Band A  
PRICE: Starting Bids £32,000  
TENURE: Leasehold  
PROPERTY TYPE: First Floor Flat  
CONSTRUCTION: Standard  
BUILDING WORKS OUTSTANDING: None  
RIGHTS AND RESTRICTIONS:  
PARKING: Off Street Parking  
FLOOD RISK LEVEL: Level 1  
PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None.  
PROPERTY ACCESSIBILITY AND ADAPPTIONS:  
MINING AREA: Yes

## LOCATION

The property is located within an established residential area on the Meadowell housing estate which lies to the west of North Shields Town Centre. The location is provided with access to a reasonable level of local services and facilities, schools and healthcare.

The property forms part of a terrace block of retail/commercial units with residential accommodation to the first floor.

## DESCRIPTION

The property comprises a mid-terrace first floor flat of traditional construction.

## ACCOMODATION

### Entrance lobby

Stairs leading to:-

### Hallway

### Bedroom One

10'2" x 6'10" (3.1m x 2.1m )  
Single radiator.

### Shower/WC

10'2" x 5'10" (3.1m x 1.8m )

### Kitchen

12'9" x 11'5" (3.9m x 3.5m )

### Lounge

15'1" x 12'5" (4.6m x 3.8m )  
Single radiator.

### Bedroom Two

11'9" x 11'5" (3.6m x 3.5m )  
Single radiator.

## EXTERNAL

Large enclosed yard to rear offering off street parking and access via roller shutter door.

## UTILITIES

## TENURE

The property is subject to a leasehold interest of 125 years from December 1983.

## ENERGY PERFORMANCE CERTIFICATE

The property currently has a rating of E(53).

## PRICE

Property has s starting bid of £22,000

## COUNCIL TAX BAND

Enquiries via the direct.gov website agency website indicates that the property is assessed under Band A.

## FINAL BIDS

We await an auction date.

## Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

Residential Sales and Lettings  
Commercial Sales and Lettings  
Professional Valuation of Commercial and Residential Property  
Home-buyer Survey and Valuation  
Property Management  
Acquisition

To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk

