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HASTINGS DRIVE, NORTH SHIELDS, NE30

Auction Guide £500,000

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Great Five Bedroom Semi Detached Family Home Boasting In Excess Of 2300 Sq ft with Fantastic 25ft Lounge, Conservatory plus Sun Room, Open Plan Kitchen/Diner, Bathroom plus En-suite, South Facing Rear Gardens, Off Street Parking & Garage!

This five bedroom semi detached family home is ideally located on the desirable Hastings Drive, Tynemouth. Hastings Drive, which is tucked just off from the renowned Kennersdene and sits just behind The Broadway, is perfectly placed to provide direct access by foot to everything Tynemouth has to offer, including its countless cafes, restaurants and amenities.

The property, which has been priced to reflect some modernisation needed also provides easy access to the popular Northumberland Park and Gardens, Tynemouth Market and the wonderful King Edwards Bay and Longsands Beach.

The property is also located only a short walk from to Tynemouth Priory, Priors Park and North Shields Fish Quay.

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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 winning bidder will pay £349.00 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 4.5% 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.

The internal accommodation comprises: Porch into an entrance hall with a staircase leading to the first floor. To the left is a great 25ft lounge with dual aspect front-to-back windows, feature fireplace and walk in bay. This room flows through into the conservatory, which in turn gives access to the sun room with french doors leading to the rear garden.

At the very rear of the ground floor, is a fantastic open plan kitchen/diner that benefits from granite worktops, a large island with breakfasting bar, a range of fitted wall and base units, integrated appliances and tiled floors with part tiled walls and access to the integral garage.

The first floor landing gives access to five bedrooms, four off which are comfortable doubles with one benefitting from a three-piece en-suite shower room. A three-piece family bathroom with tiled walls and floors completes the accommodation on this level.

Externally, the property enjoys hard standing off street parking to the front. Whilst to the rear is a good sized south facing garden with a paved seating area along with fenced and walled boundaries.



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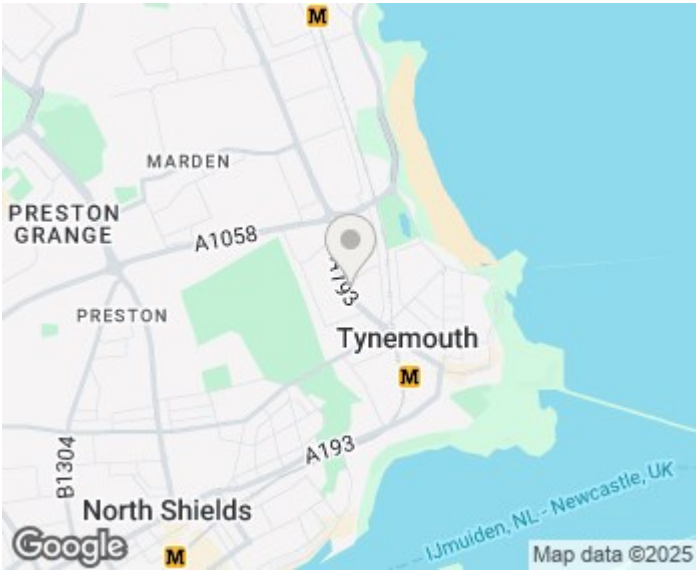
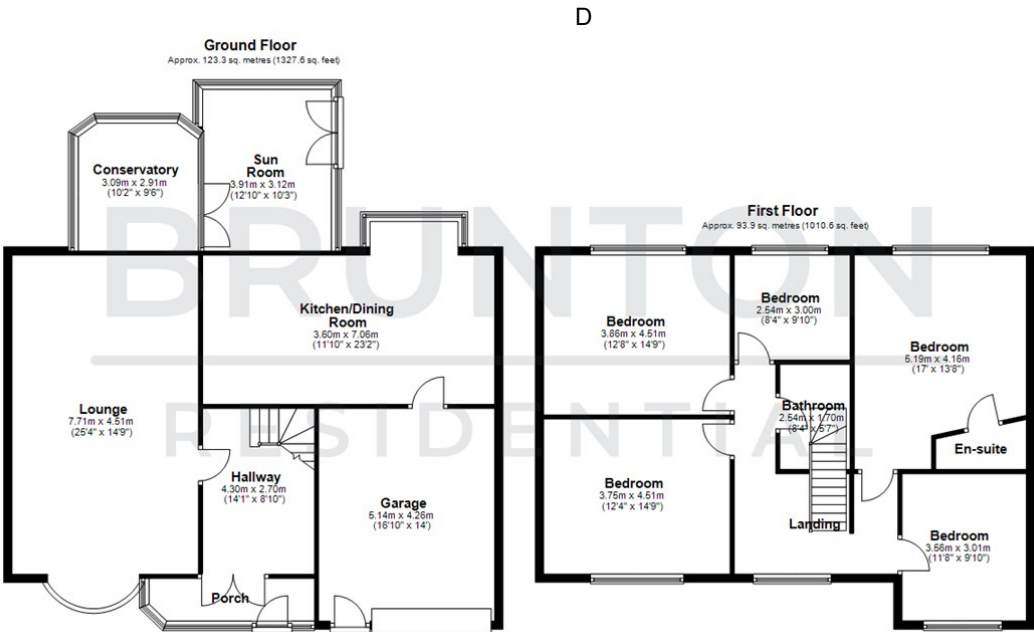
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : D

EPC RATING :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		