







- Traditional Auction
- Subject to Reserve Price
- Instant Exchange
- Council Tax Band \*A\*
- Call For More Information
- T & C's Apply
- Buyers Fees Apply
- 28 Day Completion
- Viewing Recommended







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/QIZlg-ocEBo> \*\***

**For sale by Modern Method of Auction: Starting Bid Price £22,500 plus Reservation Fee**

**This property is for sale by The Great North Property Auction powered by iam-sold.**

**This ground floor, one bedroom flat is located on the end of a terrace within a popular residential part of South Shields and will appeal to a variety of buyers. Close to an excellent range of local amenities and transport links, early viewings come highly recommended.**

**Internally the property briefly comprises: - entrance hallway, lounge, kitchen with a range of wall and floor units, one double bedroom and a shower room WC. The property further benefits from gas central heating and double glazing.**

**For more information and to book a viewing please call our Gateshead branch on 0191 487 0800.**

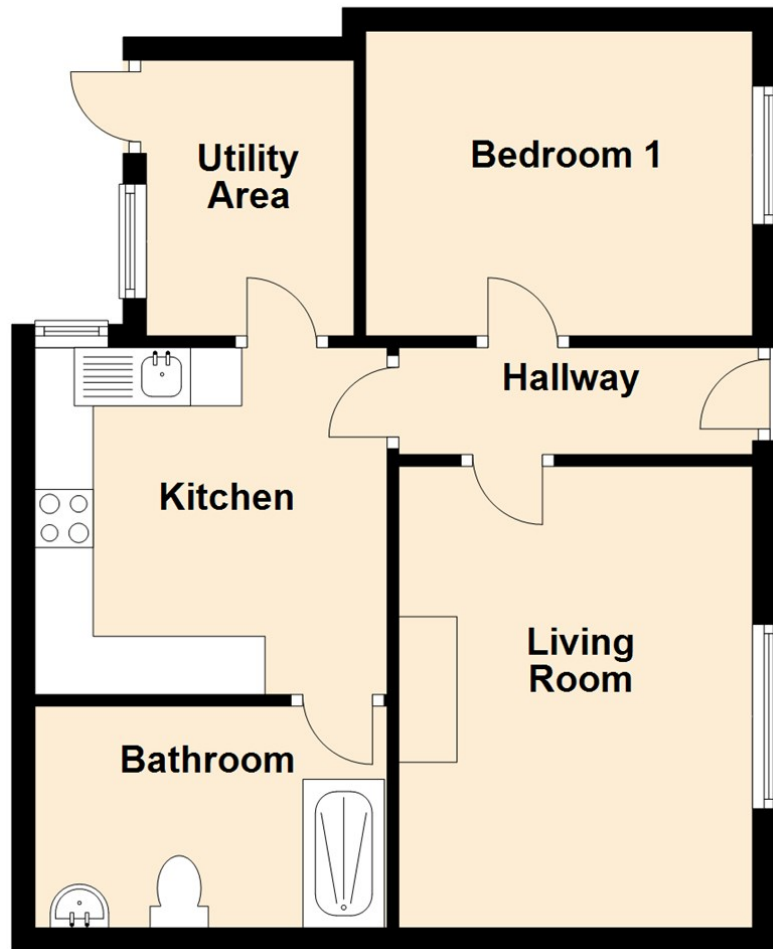
**Tenure**

**The agent understands the property to be leasehold. However, this should be confirmed with a licensed legal representative.**

**Council Tax Band \*A\*.**



## Ground Floor



### The difference between house and home

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Living Room 13'0" x 9'11" (3.97 x 3.04)

Kitchen 9'9" x 9'11" (2.98 x 3.03)

Bedroom One 8'7" x 10'10" (2.62 x 3.32)

Utility Area 7'9" x 5'10" (2.37 x 1.79)

Auctioneer's Comments

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</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 	

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



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