







- For Sale by Modern Auction
- Subject to Reserve Price
- The Modern Method of Auction
- Council Tax Band \*A\*
- Ground Floor
- T & C's Apply
- Buyers Fees Apply
- Leasehold
- One Bedroom
- Call For More Information







This charming one bedroom ground floor flat must be viewed. Located within a popular residential area and close to a wide variety of local amenities and transport links, the property will appeal to a variety of buyers.

For sale by Modern Method of Auction: Starting Bid Price £52,000 plus Reservation Fee  
This property is for sale by The Great North Property Auction powered by iam-sold.

Internally the property briefly comprises; entrance hallway, bright and airy double bedroom, lounge with feature fire place, kitchen with fitted wall and floor units and a bathroom with three piece suite and shower over the bath. The property benefits from gas central heating and double glazing. Externally there is a private yard to the rear.

Early viewings come highly recommended. For more information please call 0191 487 0800.

#### Tenure

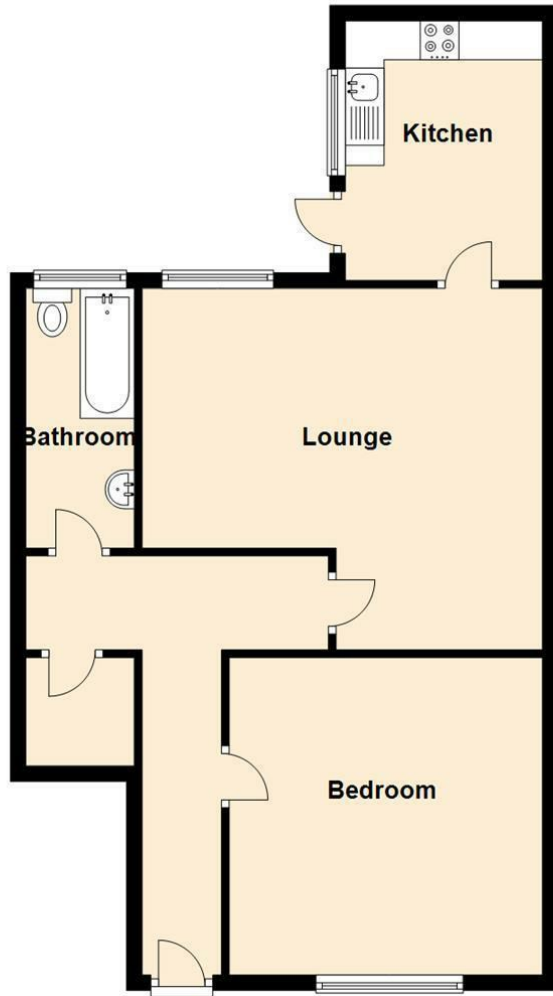
The agent understands the property to be leasehold. However, this should be confirmed with a licensed legal representative.

The property is sold with a tenant in situ paying £595pcm representing an impressive yield to investment.

Council Tax band \*A\*



**Ground Floor**



**The difference between house and home**


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Lounge 15'3" x 15'6" (4.67 x 4.73)

Kitchen 8'4" x 11'1" (2.56 x 3.39)

Bedroom One 13'5" x 13'1" (4.09 x 4.01)

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>                                   |   |           |
| (69-80) <b>C</b>                                   | 70  | 76        |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</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  |           |

|                                   |                      |
|-----------------------------------|----------------------|
| <b>Gosforth</b>                   | <b>0191 236 2070</b> |
| <b>Newcastle</b>                  | <b>0191 284 4050</b> |
| <b>High Heaton</b>                | <b>0191 270 1122</b> |
| <b>Tynemouth</b>                  | <b>0191 257 2000</b> |
| <b>Low Fell</b>                   | <b>0191 487 0800</b> |
| <b>Property Management Centre</b> | <b>0191 236 2680</b> |



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