





- For Sale by Modern Auction
- Subject to Reserve Price
- The Modern Method of Auction
- Close to Local amenities
- Leasehold
- T & C's Apply
- Buyers Fees Apply
- Transport Links Nearby
- Council Tax Band \*A\*
- Call For More Informaiton





**\*\* Video Tour on Our YouTube Channel |  
<https://youtu.be/KXkes6kFscg> \*\***

**For sale by Modern Method of Auction: Starting Bid Price £58,500 plus Reservation Fee  
This property is for sale by The Great North Property Auction powered by iam-sold.**

**Jan Forster Estates welcome to the market this two bedroom ground floor flat. The property is located within a popular residential area close to excellent transport links, and local amenities including Saltwell park. The property is offered for sale with the benefit of no upper chain and will appeal to a variety of buyers.**

**Briefly comprising; entrance hallway, under stair storage, lounge, two bedrooms, kitchen and bathroom. The property benefits from gas central heating and double glazing. Externally there is a town garden to the front and private yard to the rear.**

**Viewings come highly recommended. For more information please call our Gateshead branch on 0191 487 0800.**

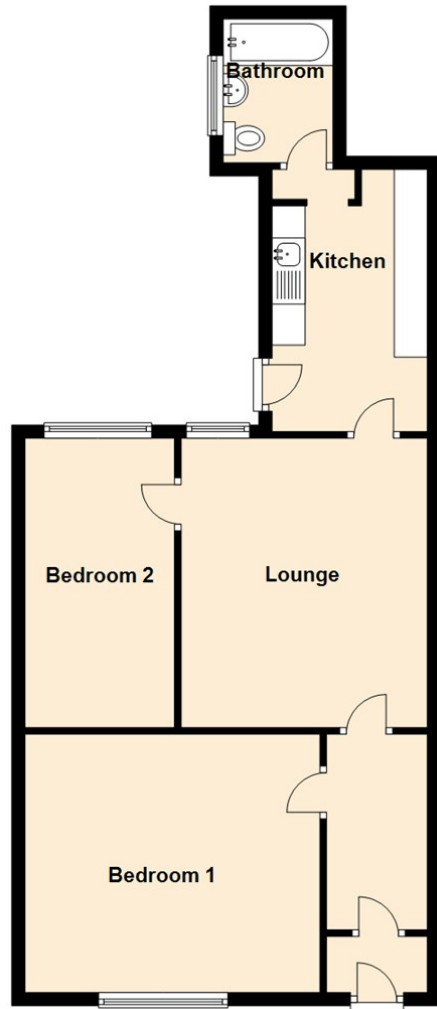
#### **Tenure**

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

**Council Tax band \*A\***



**Ground Floor**



Lounge 14'6" x 12'2" (4.42 x 3.71)

Kitchen 12'11" x 7'8" (3.94 x 2.35)

Bedroom One 12'11" x 14'2" (3.94 x 4.34)

Bedroom Two 14'1" x 7'5" (4.31 x 2.27)

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>		
(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>		
	67	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**The difference between house and home**

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**Low Fell** 0191 487 0800  
**Property Management Centre** 0191 236 2680



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