



- 2 Bed End Terraced House
- Bathroom/WC with Shower

- Scope for Cosmetic Updating / Ideal First Purchase/Investment
- Buyer Pays Fees

- Lounge with Bay & Fireplace
- Front Garden with Off Street Parking and Garden to the Rear
- Auction T & C's Apply

- Kitchen
- Gas CH & SUDG
- Starting Bid with Reserve

*** FOR SALE BY MODERN AUCTION*** This 2 bedroomed end terraced house is pleasantly situated within this well established residential area, well placed for local amenities. With gas fired central heating, there is scope for some cosmetic updating, providing the purchaser with an opportunity to create a lovely home, to their own taste and requirements. The Entrance Hall leads to the Lounge, with attractive wood fireplace, fitted book/display shelving and a storage cabinet to the recesses and a bay to the front. The Kitchen is fitted with a range of units, sink unit, spacious storage cupboard, plumbing for a washer, combi boiler and door to the rear garden. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 has a built in double wardrobe and bay to the front. Bedroom 2 is to the rear. The Bathroom/WC has a wc with concealed cistern, wash basin with storage under, panelled bath with mains shower and panelled walls.

Externally, the Front Garden is paved, with a wrought iron fence incorporating pedestrian and double gates for off street parking. The Rear Garden is partially block paved, with a shed and cold water tap.

Midway is on the Diamond Row Estate, with good road and public transport links into the city and to the coast.

Entrance Hall

Lounge 12'9 x 15'8 (into bay) (3.89m x 4.78m (into bay))

Kitchen 16'4 x 6'5 (4.98m x 1.96m)

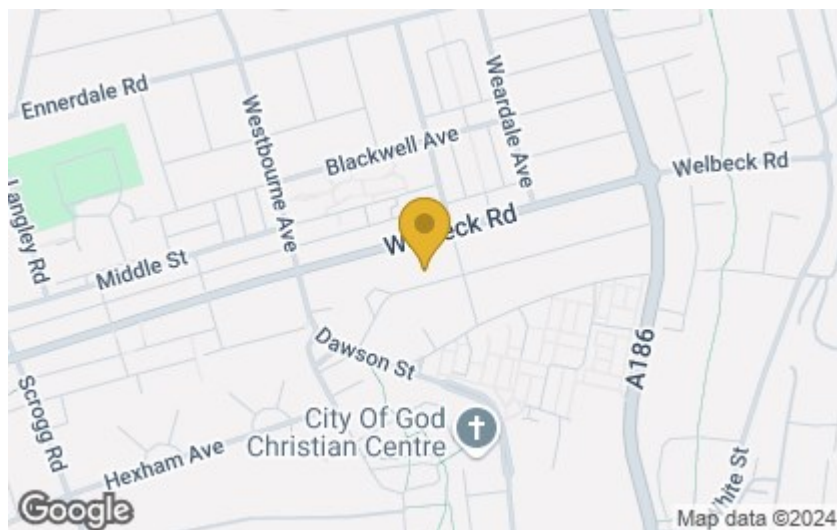
First Floor Landing

Bedroom 1 12'6 into bay) x 16'6 (into recess) (3.81m into bay) x 5.03m (into recess))

Bedroom 2 10'0 x 10'0 (3.05m x 3.05m)

Bathroom/WC 6'2 x 5'2 (1.88m x 1.57m)

Auctioneers Comments



Newcastle City Council 0191 2787878
 Energy Performance: TBC
 Council Tax Band: A
 Distance from Walkergate Metro Station: 1.1 miles
 Distance from Walker Riverside Academy: 0.7 miles
 Distance from Tyneview Primary: 0.4 miles

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.