



- 2 Bed Semi Detached Ground Floor Flat
- Bathroom/WC
- Off Street Parking
- Starting Bid with Reserve Price / Buyer Pays Auction Fees

- Lounge with Bay
- Gas CH & SUDG / Council Tax Band: A EPC: C
- Convenient Location / Great First Purchase/Investment

- Fitted Kitchen
- Front & Rear Gardens
- For Sale by Modern Auction - Terms and Conditions Apply

****FOR SALE BY MODERN AUCTION**** A two bedroomed ground floor semi detached Tyneside flat, in a convenient location, well placed for amenities and transport links. With scope for some updating and improvement, this property will be of particular interest to builders, investors and developers. With gas fired central heating and sealed unit double glazing, the Reception Hall, with storage cupboard, leads to the Lounge, with a bay window to the rear. The Kitchen is fitted with wall and base units, sink unit, split level oven with 4 ring electric hob and extractor over, plumbing for a washer, cupboard housing the combi boiler and door to the rear. Bedroom 1 has a bay window to the front. Bedroom 2 is also to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, panelled bath with shower mixer, tiled surrounds and tiled floor.

Externally, the generous Front Garden is lawned, with driveway for off street parking. The Rear Garden has a patio and lawn.

This property is well placed for local amenities including the Newcastle Shopping Centre and good road and public transport links, including the Metro system.

Reception Hall

Lounge 10'8 x 14'6 (into bay) (3.25m x 4.42m (into bay))

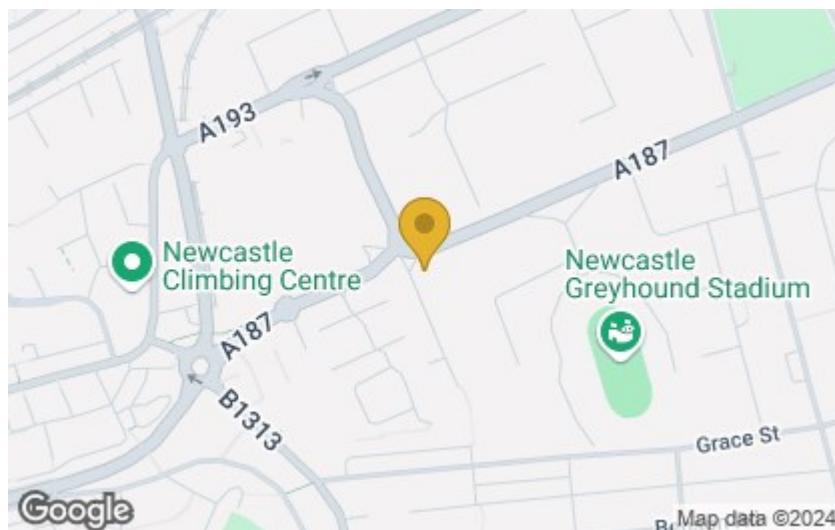
Kitchen 11'2 x 7'6 (3.40m x 2.29m)

Bedroom 1 10'8 x 13'6 (into bay) (3.25m x 4.11m (into bay))

Bedroom 2 9'2 x 7'10 (2.79m x 2.39m)

Bathroom/WC 7'10 x 4'8 (2.39m x 1.42m)

Auctioners Comment



- Energy Performance Certificate: C
- Council Tax Band: A
- Distance from St Lawrence's Catholic Primary School: 0.3 miles
- Distance from Chillingham Road Primary School: 0.5 miles
- Distance from Welbeck Academy: 0.4 miles
- Distance from Walkergate Community School: 0.5 miles
- Distance from Newcastle Central Station: 2 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.