



Edgefield Avenue | Gosforth | NE3 3AA

**Auction Guide Price £80,000**



2



1



1

**Traditional ground floor flat**

**2 bedrooms**

**Close to shops, amenities, bus  
and metro links**

**Generous garden to the rear**

**Fully fitted kitchen**

**Ideal investment opportunity**

ROOK  
MATTHEWS  
SAYER

**For Sale by Auction: Sunday 30<sup>th</sup> June, Option 1, Terms and Conditions apply.**

A traditional 2 bedroom ground floor flat with garden conveniently located close to shops, amenities, bus and metro links. The property is an ideal investment opportunity and benefits from UPVC double glazing and gas fired central heating.

Briefly comprising entrance hallway, sitting room, 2 bedrooms, fully fitted kitchen and shower room. There is a generous garden to the rear.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

**Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360**

Terms and conditions apply see [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

**ENTRANCE DOOR LEADS TO:  
ENTRANCE HALL**

Double glazed entrance door, built in cupboard, radiator.

**SITTING ROOM 14'6 (into alcove) x 12'5**

Double glazed window to rear, radiator.

**CONSERVATORY**

**KITCHEN 9'0 x 8'0**

Fitted with a range of wall and base units, gas cooker point, space for automatic washer, tiled splash back, built in cupboard, combination boiler, radiator, double glazed window, double glazed door.

**BEDROOM ONE 15'8 (into bay x 11'1 (into alcove)**

Double glazed bay window, radiator.

**BEDROOM TWO 10'0 x 7'8**

Double glazed window to front, radiator.

**WET ROOM/W.C.**

Walk in shower, pedestal wash hand basin, low level WC, part tiled walls, radiator, double glazed frosted window.

**REAR GARDEN**

Laid mainly to lawn, flower, tree and shrub borders.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: On Street

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

**RESTRICTIONS AND RIGHTS**

Public rights of way through the property? Yes: Shared driveway to rear access to garden

**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: A**

**EPC RATING: C**

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**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



**T: 0191 284 7999**

**Gosforth@rmsestateagents.co.uk**

**ROOK  
MATTHEWS  
SAYER**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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