



Brancepth Avenue Grainger Park

- First Floor Flat
- Vacant Possession
- Three Bedrooms
- Rear Yard

Auction Guide Price: £52,500

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BRANCEPETH AVENUE, GRAINGER PARK, NEWCASTLE UPON TYNE NE4 8EA

PROPERTY DESCRIPTION

For sale by auction is this first floor flat, offered with vacant possession. The accommodation briefly comprises of entrance hallway with stairs leading to first floor landing, lounge, kitchen, three bedrooms and bathroom. Externally, there is a yard to the rear.

The property benefits from double glazing throughout.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A EPC Rating: D

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains
Sewerage: Mains Heating: Gas
Broadband: Fibre Mobile Signal Coverage Blackspot: No
Parking: On Street Parking

MINING

It is not known if the property is situated on a coalfield. It is also not known if the property has been directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

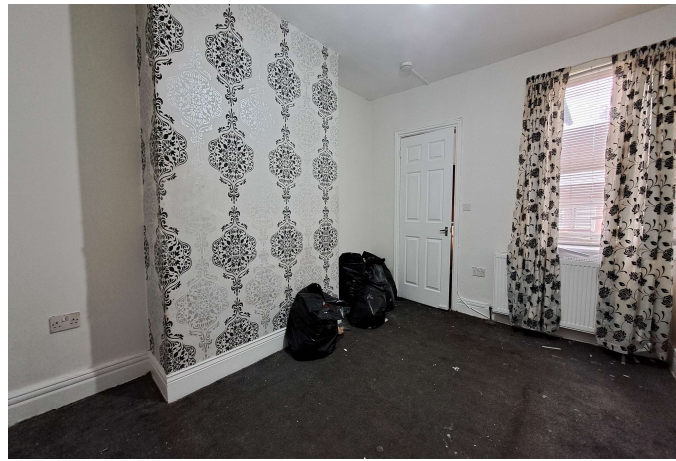
Length of Lease: 967 years remaining as at March 2024
No ground rent or service charge.

For Sale by Auction: Thursday 30th May 2024
Option 1 Terms and Conditions apply

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
Terms and conditions apply see website [www. Agents Property Auction. Com](http://www.AgentsPropertyAuction.Com)

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Entrance Hallway

Entrance door and stairs leading to the first floor landing.

Lounge 13' 8" x 10' 7" (4.16m x 3.22m)

Double glazed window. Radiator.

Kitchen 9' 3" x 5' 10" (2.82m x 1.78m)

Double glazed window. Electric oven. Gas hob. Extractor hood. Sink/drain. Plumbed for washing machine. Central heating boiler. Door to the rear.

Bedroom One 16' 4" x 10' 6" into bay (4.97m x 3.20m)

Double glazed window. Radiator.

Bedroom Two 9' 4" x 7' 5" (2.84m x 2.26m)

Double glazed window. Radiator.

Bedroom Three 9' 2" x 7' 3" (2.79m x 2.21m)

Double glazed window. Radiator.

Bathroom

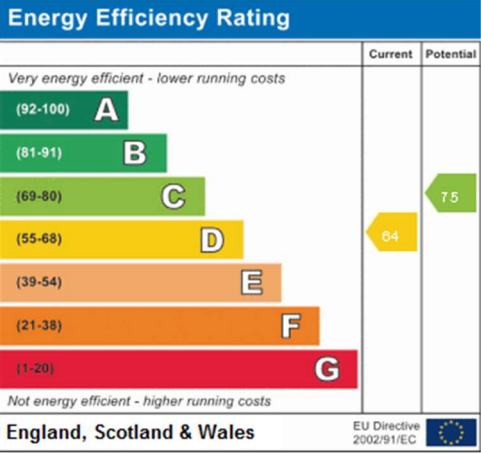
Double glazed window. Low level WC. Pedestal hand wash basin. Panelled bath. Radiator.

External

Yard to the rear.

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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 relation to this property.

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.

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