

# Tantobie Road Denton Burn

- First Floor Flat
- Two Bedrooms
- Two Reception rooms
- Rear Yard

**Auction Guide Price: £55,000** 









#### TANTOBIE ROAD, DENTON BURN, NEWCASTLE UPON TYNE NE15 7DQ

#### PROPERTY DESCRIPTION

For sale by auction is this first floor flat located in Denton Burn. The accommodation briefly comprises of entrance with stairs to first floor landing, lounge, dining room, kitchen, rear hallway, bathroom and two bedrooms. 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: C

#### **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: 968 years remaining as at September 2024.

No ground rent or service charge.

For Sale by Auction: Monday 30th September 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.agentspropertyauction.com

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#### **Entrance**

Stairs to first floor landing.

#### **First Floor Landing**

Frosted double glazed window to the side. Radiator.

# Lounge 13' 3" x 13' 4" max (4.04m x 4.06m)

Double glazed window to the rear. Radiator. Opens into dining room.

#### Dining Room 18' 0" into bay x 13' 2" (5.48m x 4.01m)

Double glazed bay window to the front. Radiator.

# Kitchen 10' 6" x 8' 0" (3.20m x 2.44m)

Double glazed window to the rear. Sink/drainer. Gas hob. Plumbed for washing machine.

# **Rear Hallway**

Door to the rear.

# Bedroom One 11' 1" max x 10' 6" into wardrobe (3.38m x 3.20m)

Two double glazed windows to the front. Fitted wardrobe. Radiator.

# Bedroom Two 9' 6" x 9' 6" (2.89m x 2.89m)

Double glazed window to the rear. Radiator.

#### **Bathroom**

Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Heated towel rail.

#### **External**

Yard to the rear.

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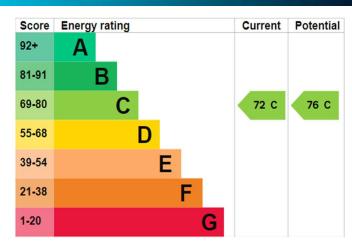












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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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