



Tantobie Road Denton Burn

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

Auction Guide Price: £55,000

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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/drain. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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