



Slatyford Lane

Slatyford

- End Terraced House
- Two Bedrooms
- Two Reception Rooms
- Gardens to Front & Rear

Auction Guide Price: £85,000

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SLATYFORD LANE, SLATYFORD, NEWCASTLE UPON TYNE NE5 2UQ

PROPERTY DESCRIPTION

For sale by auction is this end terraced house located in Slatyford. The accommodation to the ground floor briefly comprises of hallway, lounge, kitchen, diner and utility. To the first floor is a landing, two bedrooms, bathroom and separate WC. Externally, there are gardens to the front and rear.

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: TBC

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Parking: On Street Parking

Mobile Signal Coverage Blackspot: No

The property benefits from double glazing throughout.

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.

TENURE

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.

Auction Property Details:

For Sale by Auction: Wednesday 30th April 2025

Bidding opens 24 hours prior at 10am.

Option 2 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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Hallway

Stairs to first floor landing. Radiator.

Lounge 12' 10" max x 21' 1" (3.91m x 6.42m)

Dual aspect. Double glazed windows to the front and rear. Two radiators.

Kitchen 11' 11" x 6' 3" (3.63m x 1.90m)

Double glazed window to the rear. Electric oven. Extractor hood. High gloss units. Sink/drain. Integrated dishwasher. Spotlights. Opens into diner.

Diner 12' 5" x 6' 1" (3.78m x 1.85m)

Double glazed window to the side. French door to the rear. Radiator.

Utility 7' 0" x 6' 6" (2.13m x 1.98m)

Wash hand basin. Extractor fan. Door to the side. Radiator.

First Floor Landing

Double glazed window to the front. Two storage cupboards.

Bedroom One 11' 4" x 11' 10" (3.45m x 3.60m)

Dual aspect. Double glazed windows to the front and rear. Radiator.

Bedroom Two 13' 4" max x 9' 7" (4.06m x 2.92m)

Double glazed window to the rear. Radiator.

Bathroom

Frosted double glazed window to the rear. Shower cubicle. Pedestal wash hand basin. Extractor fan. Heated towel rail. Loft access.

WC

Frosted double glazed window to the side. Low level WC. Radiator.

External

Gardens to the front and 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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