



## Springfield Road Blakelaw

- Semi Detached House
- Investment Opportunity
- Three Bedrooms
- Two Reception Rooms
- Gardens & Driveway
- Conservatory

**Auction Guide Price: £110,000**

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# Springfield Road, Blakelaw

## SPRINGFIELD ROAD, BLAKELAW, NEWCASTLE UPON TYNE NE5 3QQ

### PROPERTY DESCRIPTION

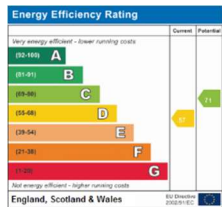
For sale by auction, as an investment is this semi detached house located in Blakelaw. The accommodation to the ground floor briefly comprises of hallway, lounge, kitchen, dining room and conservatory. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a driveway, and gardens to the front and 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.

The property is currently tenanted, on a rolling contract, we have not had sight of the tenancy agreement.

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: Driveway

### 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 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: Thursday 30<sup>th</sup> May 2024

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](http://www.agentspropertyauction.com)

### Hallway

Stairs to first floor landing.

### Lounge 12' 0" max x 18' 10" (3.65m x 5.74m)

Double glazed bow window to the front. Opens to conservatory. Radiator.

### Conservatory 9' 2" x 10' 0" (2.79m x 3.05m)

Door to the rear.

### Dining Room 10' 9" x 10' 5" (3.27m x 3.17m)

Double glazed bow window to the front. Radiator.

### Kitchen 14' 4" x 7' 5" (4.37m x 2.26m)

Two double glazed windows to the rear. Electric oven. Gas hob. Plumbed for washing machine. Extractor hood. Storage cupboard. Door the rear.

### First Floor Landing

Double glazed window to the rear. Loft access. Radiator.

### Bedroom One 15' 6" max x 8' 10" (4.72m x 2.69m)

Double glazed window to the front. Storage cupboard. Radiator.

### Bedroom Two 9' 8" x 8' 10" (2.94m x 2.69m)

Double glazed window to the rear. Radiator.

### Bedroom Three 11' 0" x 13' 5" (3.35m x 4.09m)

Double glazed window to the front. Radiator.

### Bathroom

Frosted double glazed window to the rear. Shower cubicle. Panelled bath. Pedestal wash hand basin. Low level WC. Radiator.

### External

Gardens to the front and rear. Driveway.

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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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