



ARMSTRONG AVENUE HEATON

Auction Entry - August 29th 2024 - Option 2

Mid terrace house

Three bedrooms

Two reception rooms

Sought after location

Off street parking

Freehold

EPC rating D

Council tax band C

Auction guide price **£295,000**

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Armstrong Avenue

Heaton, NE6 5RD

For Sale by Auction: August 29th, Option 2, Terms and Conditions apply.

A charming terraced property which requires a bit of modernisation and has the potential to be a beautiful family residence. The property currently holds a council tax band of C and an EPC rating of D.

The accommodation provides ample space with three bedrooms, two bathrooms, and two reception rooms. The first two bedrooms are generously sized doubles, one of which features a lovely bay window. The third bedroom is not included in the description.

The property boasts two bathrooms, the first is a full suite with a luxurious free-standing bath and a step-in shower cubicle. The second is a practical ground floor shower room, perfect for busy mornings.

At the heart of the home is the kitchen, complete with a utility room. It offers ample space for cooking and dining, making it ideal for family gatherings.

The two reception rooms are both spacious and inviting. The first reception room benefits from a walk-in bay window and the second features a period fire surround, adding character to the room.

The property is located in an area with excellent public transport links, nearby schools and parks, making it ideal for families. A little modernisation will make this property a fantastic investment and a wonderful family home. Act quickly to avoid disappointment.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: NOT CURRENTLY INSTALLED

Mobile Signal Coverage Blackspot: NO

Parking: OFF STREET PARKING

MINING

The property is not known to be on a coalfield and not known to be 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

Freehold – 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

COUNCIL TAX BAND: D

EPC RATING: C



ENTRANCE PORCH

Glazed entrance door, windows to front and sides.

ENTRANCE HALL

Part glazed entrance door, staircase to first floor with spindle banister, under stairs cupboard, wooden flooring, coving to ceiling, two double radiators.

LOUNGE – 15'0 x 17'1 (4.58m x 5.21m)

Double glazed bay window to the front, two alcoves, picture rail, coving to ceiling, radiator.

DINING ROOM – 12'10 x 14'7 (3.91m x 4.4m)

Double glazed window to the rear, two alcoves, picture rail, coving to ceiling, double radiator.

KITCHEN – 13'3 x 9'9 (4.04m x 2.97m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, gas cooker point, space for auto dish washer, wall mounted central heating boiler in cupboard, radiator.

UTILITY – 6'4 x 7'2 (1.93m x 2.18m)

Sink unit, space for auto washer, door to ground floor shower/w.c, double glazed window to the rear, double glazed door to the rear.

SHOWER ROOM/W.C

Shower cubicle with electric shower, pedestal wash hand basin, low level w.c, extractor fan, tiled walls.

HALF LANDING

Door leading to bathroom/w.c

BATHROOM/W.C

White 4 piece suite comprising; wash hand basin, free standing bath, step in shower cubicle with mains fed shower, low level w.c, heated towel rail, double glazed frosted window the side and rear.

FIRST FLOOR LANDING

Doors off to bedrooms 1, 2 and 3, access to roof space, built in cupboard.

BEDROOM 1 – 17'7 max x 11'6 max (5.35m max x 3.5m max)

Bay window to the front, two alcoves, wooden flooring, coving to ceiling, picture rail, ceiling rose, double radiator.

BEDROOM 2 - 14'4 max x 12'10 (4.37m max x 3.94m)

Window to the rear, wooden flooring, coving to ceiling, picture rail, ceiling rose, radiator.

BEDROOM 3 – 7'8 max x 11'2 (4.37m max x 3.94m)

Window to the front, radiator.

EXTERNAL

Rear yard with vehicular access.

*AUCTION - 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. Tel 01661 831360. Terms and conditions apply see www.agentspropertyauction.com

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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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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