



NAPIER STREET | SHIELDFIELD | NE2 1XJ

# Auction Guide Price £132,500

On the market is an immaculate three-bedroom terraced maisonette, an idyllic dwelling brimming with potential. This property, ideal for first-time buyers, investors, and families alike is offered for sale.

Upon entry, you are met by a modern fitted kitchen, equipped with all amenities necessary for culinary pursuits. Adjacent to the kitchen is a charming reception room – a generous space that can double as a lounge or dining area, completed by access to a beautiful garden, securing the perfect backdrop for relaxation or entertaining.

This property boasts three commodious bedrooms; two doubles, promising comfort and ample storage space, and an additional room with impressive views overlooking the rear garden. The modern bathroom suite complements the bedrooms, achieving a harmonious blend of style and functionality.

ROOK  
MATTHEWS  
SAYER



**Immaculate three bedroom  
maisonette**

**Close to city centre, Universities,  
Jesmond, Heaton & Ouseburn**

**Enclosed rear garden**

**Integrated appliances in kitchen**

**Boiler replaced in 2022**

**Leasehold - 125 years from 2005**

**EPC rating C**

**Council Tax Band A**

**For Sale by Auction: July 31st, Option 1, Terms and Conditions apply.**

**For any more information regarding the property please contact us today**

**ENTRANCE HALLWAY:** Entrance door, double glazed window to the front, staircase to first floor.

**LOUNGE:** 14'5 (4.39m) max x 14'2 (4.32m) max  
Double glazed window and door to the rear, television point, coving to ceiling, double radiator, built in cupboard.

**KITCHEN:** 10'8 (3.25m) x 8'3 (2.52m)  
Fitted with a range of wall and base units, 1 1/2 bowl sink unit, built in electric oven, built in electric hob, extractor hood, space for auto washer, integrated fridge freezer, wall mounted central heating boiler in cupboard (replaced in 2022). Vendor is also willing to leave washing machine.

**BEDROOM ONE - 15'7 (4.75m) max x 8'11 (2.72m)**  
Double glazed window to the rear, coving to ceiling, radiator.

**BEDROOM TWO:** 9'4 (2.84m) max x 8'11 (2.72m)  
Double glazed window to the front, coving to ceiling, double radiator.

**BEDROOM THREE 11'3 (3.43m) max x 5'6 (1.68m) max**  
Double glazed window to the rear, coving to ceiling, radiator.

**BATHROOM/WC**  
White 3 piece suite comprising; panelled bath with thermostatic shower over, pedestal wash hand basin, low level wc.

**FRONT GARDEN**  
Compact city garden

**REAR GARDEN**  
Mainly graveled, tree and shrub borders, fenced boundaries.

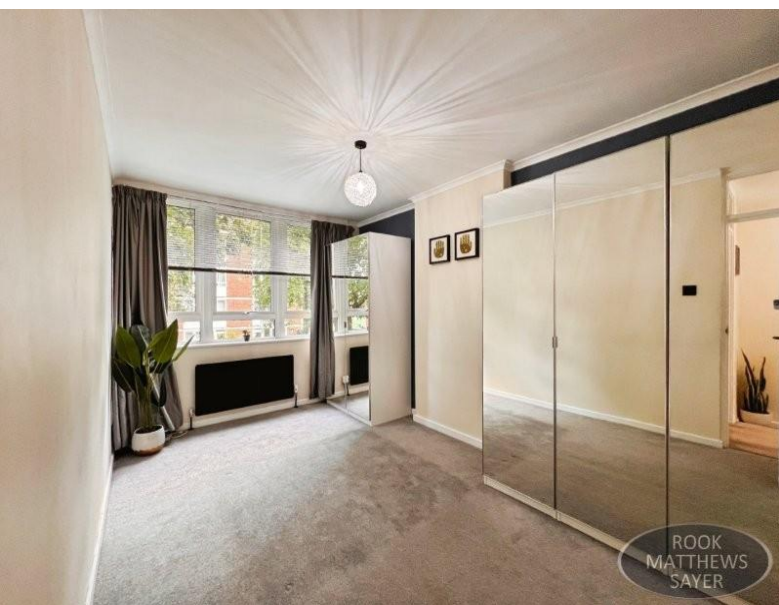
\*AUCTION - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve 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](http://www.agentspropertyauction.com)

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central Heating

Broadband: FIBRE

Mobile Signal Coverage Blackspot: No

Parking: Communal parking and on street permit parking

#### 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

Leasehold. 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.

- Leasehold - 125 years from 2005 - 104 years remaining
- Service Charge - £467.62 per annum - reviewed 1.4.26
- Ground Rent £10 Per Annum

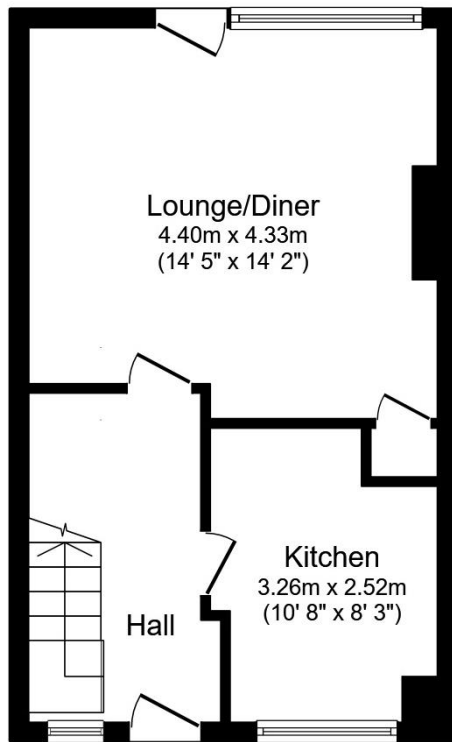
**COUNCIL TAX BAND:** A

**EPC RATING:** C

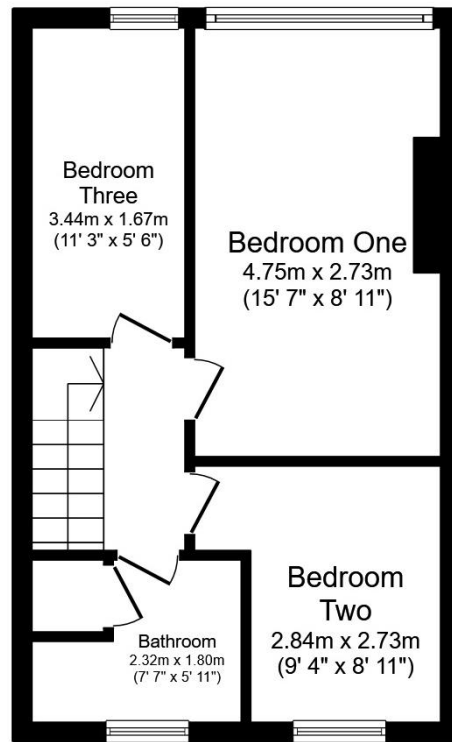
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**  
Floor area 34.8 sq.m. (375 sq.ft.)



**First Floor**  
Floor area 34.9 sq.m. (375 sq.ft.)

19 Napier Street

Total floor area: 69.7 sq.m. (750 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

VERSION 1

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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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