



## Polmaise Street Blaydon

- Mid Terrace House
- Two Bedooms
- Ground Floor Bathroom
- Front Garden & Rear Yard
- No Onward Chain

**Auction Guide £ 85,000+**



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# 17 Polmaise Street

Blaydon, NE21 4DB

FOR SALE BY AUCTION – 29<sup>th</sup> AUGUST 2024 – OPTION TWO – TERMS AND CONDITIONS APPLY

TWO BEDROOM MID TERRACE HOUSE ON POLMAISE STREET IN BLAYDON BRIEFLY COMPRISING LOUNGE, DINING ROOM, KITCHEN, BATHROOM WC AND TO THE FIRSTFLOOR TWO BEDROOMS. EXTERNALLY THE PROPERTY BENEFITS FROM A GARDEN TO THE FRONT AND A YARD TO THE REAR. THE PROPERTY IS SOLD WITH NO ONWARD CHAIN.

The accommodation:

Entrance:

Wooden door to the front, wooden door to hallway with radiator.

Lounge: 12'9" 3.89m x 12'5" 3.78m plus alcove  
UPVC window and radiator.

Dining Room: 13'4" 4.06m x 12'6" 3.81m plus alcove  
UPVC window, storage and radiator.

Kitchen: 10'11" 3.33m x 7'9" 2.36m  
UPVC window and door, fitted with wall and base units incorporating sink unit, free standing gas cooker and radiator.

Bathroom wc:  
Window, bath with shower, low level wc, wash hand basin and storage.

First Floor Landing:  
UPVC window and storage.

Bedroom One: 13'8" 4.17m plus robes x 12'10" 3.91m  
UPVC window, fitted wardrobes and radiator.

Bedroom Two: 14'0" 4.27m x 9'11" 3.02m plus alcove  
UPVC window and radiator.

Externally:  
There is a garden to the front and a yard to the rear.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: UNKNOWN  
Mobile Signal Coverage Blackspot: NO  
Parking: 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: A

EPC RATING: G

RY00006864.VS.EW.05.07.2024.V.1.

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Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see [www.agentspropertyauction.com](http://www.agentspropertyauction.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	14 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.

16 Branches across the North-East

