



Denton View

Blaydon

- Semi Detached House
- Three Bedrooms
- Ground Floor Bathroom
- Gardens & Driveway
- No Onward Chain

Auction Guide Price £ 80,000+



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82 Denton View

Blaydon, NE21 4DX

FOR SALE BY AUCTION – 30TH OCTOBER 2025 – OPTION ONE – TERMS AND CONDITIONS APPLY

PRESENTING A SEMI-DETACHED HOUSE FOR SALE, BOASTING THREE BEDROOMS, ONE RECEPTION ROOM AND A SINGLE BATHROOM. THIS PROPERTY IS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS, INVESTORS, OR FAMILIES LOOKING TO SHAPE A HOME TO THEIR LIKING. ALTHOUGH THE HOUSE NEEDS MODERNISING, IT CARRIES A CHARM THAT PRESENTS A UNIQUE OPPORTUNITY FOR BUYERS TO PERSONALISE IT TO THEIR TASTE.

ON THE GROUND FLOOR, YOU'LL FIND A SPACIOUS RECEPTION ROOM, FILLED WITH AN ABUNDANCE OF NATURAL LIGHT THROUGH THE LARGE WINDOWS. THIS LAYOUT MAKES FOR A WARM AND INVITING SPACE FOR FAMILY GATHERINGS OR ENTERTAINING GUESTS. THE HOUSE ALSO INCLUDES A FUNCTIONAL KITCHEN WAITING FOR YOUR TOUCH TO TRANSFORM IT INTO A HEART-WARMING COOKING AREA.

UPSTAIRS THERE ARE TWO DOUBLE BEDROOMS AND A SINGLE BEDROOM. EACH ROOM IS A BLANK CANVAS, WAITING FOR THE NEW OWNERS TO BRING THEIR UNIQUE STYLE INTO PLAY. A PRACTICAL FEATURE OF THIS PROPERTY IS THE DOWNSTAIRS BATHROOM, ADDING AN ELEMENT OF CONVENIENCE TO THE LAYOUT OF THE HOUSE.

THE PROPERTY COMES WITH NO ONWARD CHAIN AND INCLUDES A DRIVEWAY FOR OFF-STREET PARKING. THERE ARE FRONT AND REAR GARDENS, OFFERING GREAT POTENTIAL FOR LANDSCAPING OR CREATING AN OUTDOOR FAMILY SPACE.

THE LOCATION IS A KEY HIGHLIGHT, WITH PUBLIC TRANSPORT LINKS, SCHOOLS, AND OTHER LOCAL AMENITIES WITHIN CLOSE PROXIMITY. THIS UNMISSABLE OPPORTUNITY IS JUST WAITING FOR THE RIGHT BUYER TO COME ALONG AND INJECT A NEW LEASE OF LIFE INTO THIS CHARMING HOUSE. ACT NOW TO SECURE THIS PROPERTY AS YOUR OWN.

The accommodation

Entrance:
UPVC door, storage and radiator.

Lounge: 13'0" 3.96m x 11'0" 3.35m
Two UPVC windows, fire with surround and radiator.

Kitchen: 14'5" 4.39m x 6'10" 2.08m
UPVC door and UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, integrated electric oven and hob, plumbed for washing machine and radiator.

Bathroom wc:
Bath with shower over, low level wc, wash hand basin, part tiled and heated towel rail.

First Floor Landing:
UPVC window and storage.

Bedroom One: 11'3" 3.43m x 10'7" 3.22m
Two UPVC windows, cupboard and radiator.

Bedroom Two: 10'8" 3.25m x 8'2" 2.48m
UPVC window and radiator.

Bedroom Three: 9'0" 2.74m x 7'5" 2.26m
UPVC window and radiator.

Externally:
There are gardens to both the front and the rear and a driveway providing off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: NONE
Mobile Signal Coverage Blackspot: NO
Parking: DRIVEWAY

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: D
RY00007151.VS.EW.05.06.2025.V.1.

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



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

