



## Greenlaw, West Denton

- Ground floor flat
- Two bedrooms
- Fitted kitchen
- Bathroom/w.c
- Front and rear gardens

**Auction guide price £55,000**



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# Greenlaw, West Denton, NE5 5DE

For sale by auction - Live online Auction 29th August 2024 Option 2

Welcome to your next project! This charming 2-bedroom flat is currently on the market via auction and waiting for its new owner. While it's true the property does need some renovation, think of it as a blank canvas ready for you to leave your mark.

The property offers vacant possession and internally comprises an entrance hall leading to lounge, fitted kitchen, bathroom and two bedrooms.

Externally there are front and rear gardens, the front is paved with a side access gate to rear. To the rear there is an enclosed garden which is mainly laid to lawn.

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)

Entrance Hall

Central heating radiator, laminate flooring, and storage cupboard.

Lounge 16' 1" Plus alcove x 11' 1" Max (4.90m x 3.38m)

Double glazed window to the front, central heating radiator and feature fireplace.

Kitchen 9' 5" Plus door recess and storage cupboard x 8' 10" Plus recess (2.87m x 2.69m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, circular stainless steel sink with mixer tap and drainer, integrated gas hob with oven below and extractor hood over, space for fridge/freezer, plumbing for an automatic washing machine, double glazed window and door to the rear.

Bathroom/w.c

Fitted with a three piece white bathroom suite comprising low level w.c, pedestal wash hand basin, bath with shower over, part tiled walls, central heating radiator and a double glazed window to the rear.

Bedroom One 11' 11" x 11' 3" (3.63m x 3.43m)

Double glazed window to the front and a central heating radiator.

Bedroom Two 11' 2" x 9' 6" (3.40m x 2.89m)

Double glazed window to the rear, laminate flooring, and a central heating radiator.

Externally

Front Garden

Paved garden to the front with side access gate.

Rear Garden

Enclosed rear garden which is mainly laid to lawn with paved area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: None

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

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.

Length of Lease: 125 Years from 26<sup>th</sup> October 1998

Ground Rent: £10.00 per annum. With no planned increase.

Service Charge: £250 per annum

EPC RATING: C

COUNCIL TAX BAND: A

WD7944/BW/EM/14.08.2024/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	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.

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