

## 10B Cross Keys Lane, Gateshead, NE9 6DA

**Auction Guide £145,000**

A traditional style stone built end terrace home with a garage and garden offered for sale via auction...

Situated in the centre of Low Fell this traditional style cottage is positioned within a private cul-de-sac. The internal layout comprises of an entrance hall with storage cupboard and stairs to the first floor. The ground floor levels offers an excellent lounge, kitchen, dining space with a range fitted storage units and a bay window overlooking the front gardens. completing this layout is a useful utility area and WC. To the first floor there are two double bedrooms with integrated storage, the largest of which provides access through the fitted wardrobes out to the properties sunroom. Completing the first floor is a fully tiled shower room with walk in shower, WC, heated towel rail and pedestal basin.

Externally the property shares the garden to the front of the property which offers well stocked borders, storage shed and lawned section. Parking is available via a single garage.

### Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

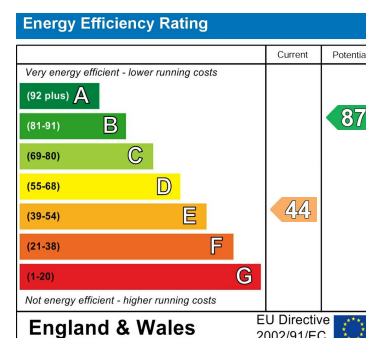
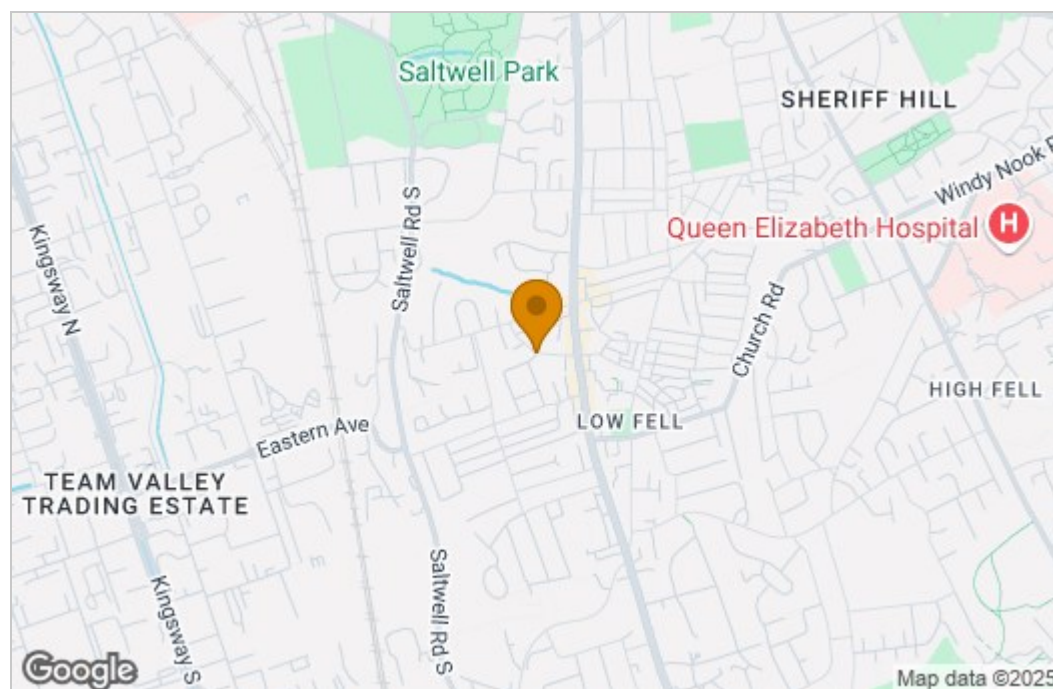
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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