



**Brighton Road**

Gateshead NE8 1XQ

**By Auction £57,000**







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# Brighton Road

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Nestled on Brighton Road in Gateshead, this charming two-bedroom apartment is a true gem waiting to be discovered. The property boasts a spacious first-floor layout, perfect for those seeking a comfortable and convenient living space.

As you step inside, you'll be greeted by a generous reception room, ideal for entertaining guests or simply unwinding after a long day. The lounge features a delightful feature fireplace, adding a touch of character to the space.

The apartment offers two cosy bedrooms, providing ample space for relaxation and personalisation. The refitted kitchen is a highlight, complete with built-in hob, oven, and extractor, making meal preparation a breeze. Additionally, the refitted white bathroom with WC and shower ensures modern convenience.

Benefiting from UPVC double glazing and gas central heating via radiators, this property guarantees warmth and comfort throughout the year. Its proximity to the A1M and major routes makes commuting a breeze, adding to the convenience of its location.

Offered with vacant possession, this apartment presents a fantastic opportunity for those looking to make it their own. Don't miss the chance to own this lovely property, being sold via Secure Sale online bidding with a starting bid of £57,000. Terms and conditions apply, so seize this opportunity to secure your new home in this desirable location.

Vacant possession, immediate "exchange of contracts" available  
Leasehold, 974 years left, peppercorn rent  
Council tax band A  
EPC rating D

## Entrance

## Landing

## Study/Office space

## Lounge

15'01 x 10'08 (4.60m x 3.25m)

## Kitchen

5'06 x 8'09 (1.68m x 2.67m)

## Bathroom

## Bedroom One

11'04 x 12'05 (3.45m x 3.78m)

## Bedroom Two

7'03 x 11'06 (2.21m x 3.51m)

## Rear yard

## Notes

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

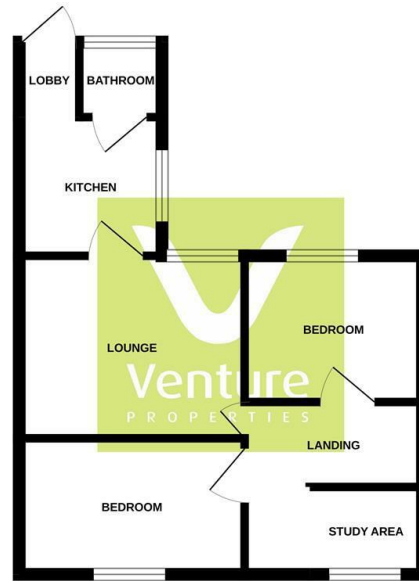
### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

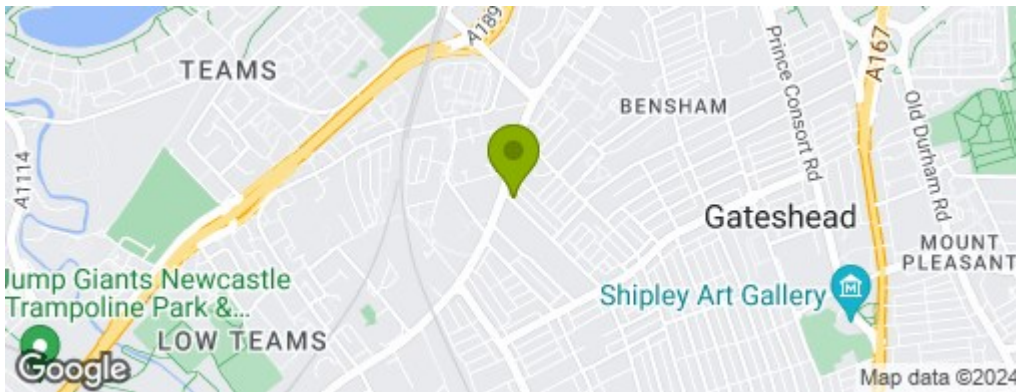
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

## Photographs

The photographs were taken some time ago and there may be differences. Please view yourselves.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown here are described and no guarantee is given as to their operability or efficiency can be given.  
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## Property Information

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