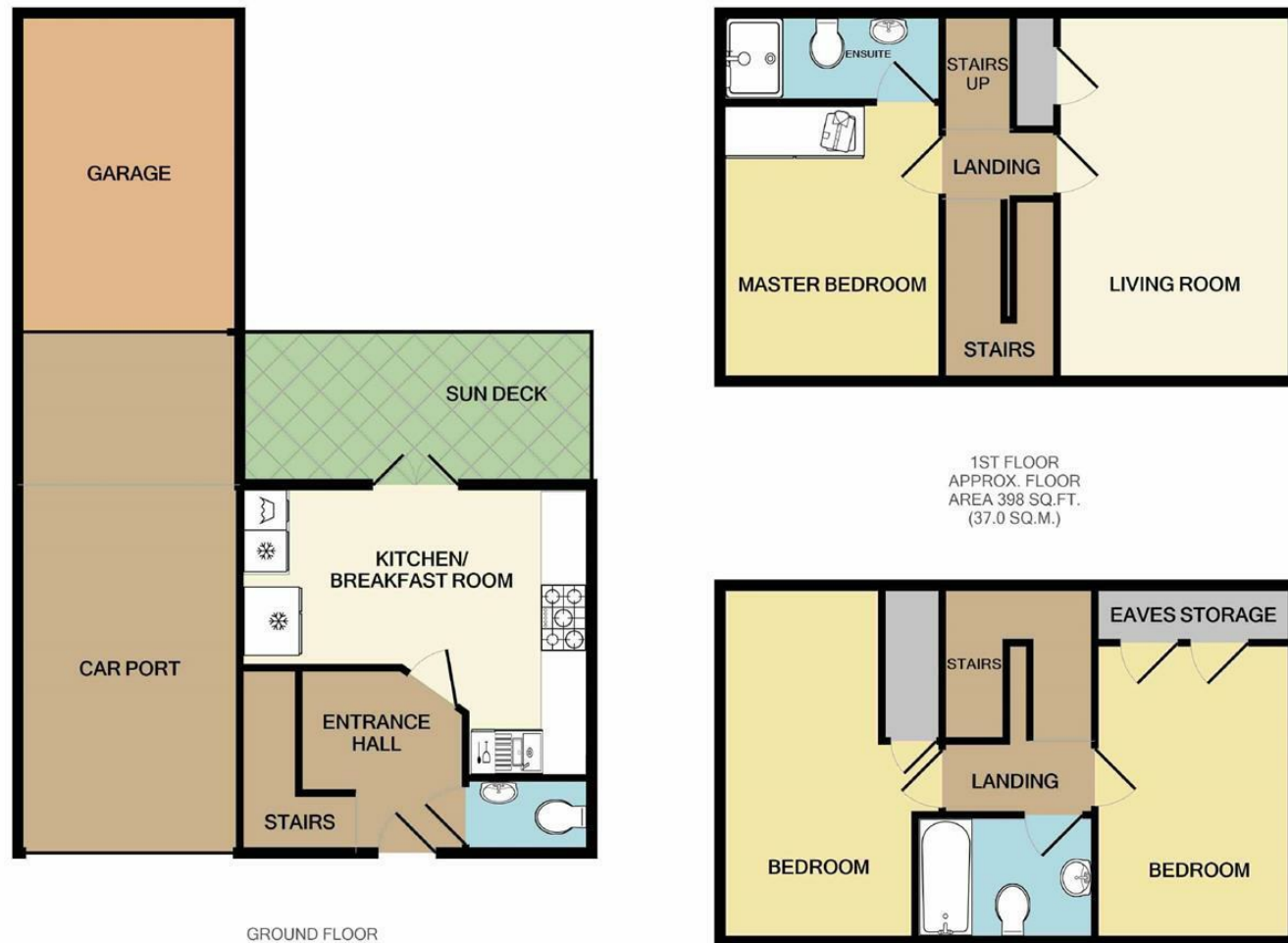




# Earlsmeadow, Shiremoor



GROUND FLOOR  
APPROX. FLOOR AREA  
596 SQ.FT.  
(55.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR AREA  
398 SQ.FT.  
(37.0 SQ.M.)

2ND FLOOR  
APPROX. FLOOR AREA  
385 SQ.FT.  
(35.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1380 SQ.FT. (128.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	83
EU Directive 2002/91/EC			



### Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Auction Guide £200,000

## Description

### \*\*\*AUCTION PROPERTY\*\*\*

This property is for sale by the Modern Method of Auction representing an excellent investment opportunity.

WELL PRESENTED THREE BEDROOM TOWNHOUSE SITUATED WITHIN THE POPULAR DEVELOPMENT OF EARSDON VIEW SHIREMOOR OFFERED WITH NO UPPER CHAIN VIA MODERN METHOD OF AUCTION

We welcome to the market this well presented three bedroom townhouse set over three floors within the popular Earsdon View development. Benefitting from good size accommodation, two bathrooms, a private rear garden and driveway parking for up to four cars. This property is for sale by the Modern Method of Auction representing an excellent investment opportunity.

Briefly comprising: Entrance hallway to the modern kitchen/diner which overlooks the private rear garden and has double doors leading out. There are integrated appliances which include a gas hob, electric oven, extractor fan and dishwasher. There is also a separate W.C. accessed from the hallway. Stairs to the first floor lead to the living room offering a dual aspect making this a lovely light and airy room. To the front is a Juliette balcony and to the rear are views over the private garden. There is an electric fire and cupboard offering storage. The main bedroom is also on this floor which has sliding fitted wardrobes and a newly fitted En-suite with a step in shower, hand basin and W.C. housed within a fitted vanity unit. To the second floor are two further double bedrooms with fitted cupboards for storage and a family bathroom comprising a bath, hand basin and W.C. Externally to the rear is a very private garden with decking, patio area, artificial lawn, garage and parking to the side. To the front is a lawn and driveway with remote electric door to a parking area at the side of the property.

Earlsmeadow is a popular residential development, the area offers ease of access to a variety of local amenities such as the Silverlink Retail Park and Northumberland Park. There are excellent local transport links as well as road links to Newcastle city centre and other coastal towns.

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 buyer will pay £300.00 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.

## Entrance Hallway

### Kitchen/Diner

14'9" x 12'11"

### W.C.

### Living Room

16'4" x 10'3"

### Bedroom One

11'0" x 9'7"

### En-Suite

9'7" x 5'0"

### Bedroom Two

13'11" x 9'6"

### Bedroom Three

11'10" x 8'7"

### Bathroom

7'8" x 5'5"

### Externally

Externally to the rear is a very private garden with decking, patio area, artificial lawn, garage and parking to the side. To the front is a lawn and driveway with remote electric door to a parking area at the side of the property.

