



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Moor Close, North Shields



### 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 £210,000

## Description

FOR SALE BY MODERN METHOD OF AUCTION

OCCUPYING A SUBSTANTIAL CORNER PLOT IS THIS TWO BEDROOM DETACHED BUNGALOW, SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS - OFFERED WITH NO UPPER CHAIN

Fantastic opportunity to acquire this generous sized two bedroom detached bungalow, with a double garage which sits on a large corner plot in North Shields. Whilst in need of some modernising, this property shows great potential which can only be appreciated by a visit.

This property is for sale by the Modern Method of Auction, with a starting price £250,000 plus reservation fee. Representing an excellent investment opportunity.

Briefly comprising: Entrance to the hallway leading to an open plan layout. The living room is a generous sized space with large sliding patio doors opening to the front, steps lead up to the kitchen/diner which offers a sociable space for family living and entertaining friends. There are two bedrooms, one of which benefits from an en-suite bathroom comprising a bath, hand basin, W.C. and built in storage. A further shower room has a W.C. and hand basin.

This property occupies a generous sized corner plot, benefitting from wrap around gardens including driveway parking and a double garage.

North Shields is a sought after residential area and has great road, rail links and bus routes to Newcastle City centre and surrounding towns. North Shields has a good array of local amenities and local shops, a short car ride can take you to the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants and cafes.

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 £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

### Living Room

22'0" x 12'6"

### Kitchen/Diner

27'10" x 10'8"

### Bedroom One

13'10" x 10'11"

### En-suite

8'5" x 7'3"

### Bedroom Two

13'10" x 9'10"

### Shower Room

6'4" x 6'1"

### Tenure

Freehold

