



Griffith Terrace | West Allotment | NE27 OEG

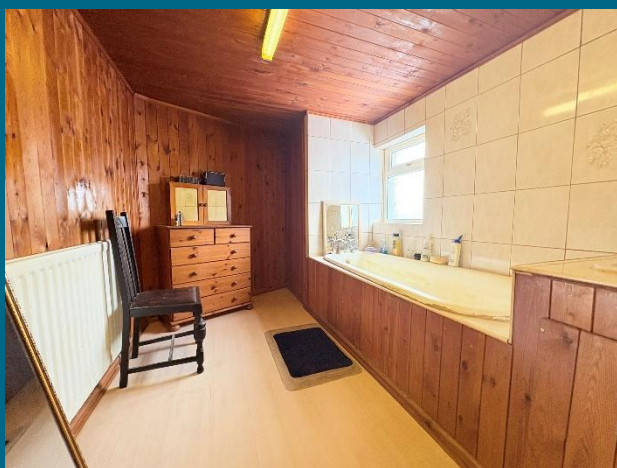
Guide Price: £55,000

For sale by Auction 11th December 2025

Option 1

This spacious three-bedroom end-terrace house with garage, located on Griffith Terrace, West Allotment offers an excellent opportunity for buyers seeking a generously sized home with scope to modernise throughout. The property features a large living room with fireplace, a good-sized kitchen, an additional flexible ground-floor room, three bedrooms, a spacious family bathroom and separate WC. Various rooms require refurbishment, making it ideal for those looking for a project or investment. Externally, the home benefits from an end-terrace position and attached garage, and is well placed for local amenities, schools, parks, and transport links including the A19 and nearby Metro access.

ROOK
MATTHEWS
SAYER



Entrance: Entrance door, stairway to first floor, door to:

LIVING ROOM 15'4 X 15'9 (4.67m x 4.8m) Measurement into alcoves. Feature gas fireplace, double glazed window, radiator, door to:

DINING ROOM Irregular shaped room: Double glazed windows, radiator.

UTILITY: Tiled floor, double glazed door to rear yard, open doorway to:

KITCHEN 8'4 x 14'6 (2.54m x 4.42m) Maximum measurements: Incorporating a range of base, wall and drawer units, alcove storage, worktops, tiled floor, part tiled walls, plumbing for washer, radiator.

LANDING: Double glazed windows, radiator, door to:

BEDROOM THREE 12'9 x 9'6 (3.89m x 2.9m) Maximum measurements L shape room: Built in storage cupboard, radiator, loft access hatch, double glazed window.

BEDROOM TWO 9' x 12'7 (2.74m x 3.84m)

BEDROOM ONE Irregular shaped room

W.C.: Tongue and groove wood panelled walls, high level cistern W.C

BATHROOM: Tongue and groove wood panelled walls, bath, handwash basin, radiator.

EXTERNALLY: Enclosed back yard with access to Garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: On street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

AGENTS NOTE:

Appliances have not and will not be tested. We have been advised that the combi boiler, central heating/hot water is not working.

Council Tax Band: A

EPC: TBC

WB3494.TJ.DB.21/11/2025.V.2

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

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.



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

AWAITING FLOORPLAN

Awaiting EPC