



The Leazes | Throckley | NE15 8QH

Auction Guide Price £80,000



2



1



1

Investment opportunity

No onward chain

Terrace house

Spacious lounge

Two double bedrooms to the
first floor

Kitchen/diner with access to
the rear garden

ROOK
MATTHEWS
SAYER

For sale by auction - Live online Auction 29th January 2026 – Option 1

This two bedroom, one bathroom/W.C terrace home offers fantastic potential. Situated in a popular area, it is ideal for first-time buyers, or investors looking for a strong rental return. With its location and features, this property presents an appealing investment prospect. With a bit of TLC, you could turn this property into a long-term home for a tenant while bringing in a good rental yield.

This property enjoys a prime location with easy access to essential amenities as well as being approximately 15-minute drive to the Metrocentre or a 19-minute drive to Newcastle City Centre making daily life convenient and hassle-free.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360.
Terms and conditions apply see www.agentspropertyauction.com

Kitchen 14' 9" max x 10' 3" recess
(4.49m x 3.12m)

Fitted wall and base units with work surfaces over, splash back tiles, stainless steel sink with mixer tap and drainer, integrated electric hob with extractor hood over and oven below, tiled flooring, central heating boiler and radiator, and a double glazed window.

Lounge 13' 4" plus recess x 13' 3" plus recess
(4.06m x 4.04m)

Central heating radiator and double glazed window to the rear.

Lobby
Stairs to first floor landing and loft access.

Bedroom One 11' 9" plus recess x 20' 9" max
(3.58m x 6.32m)
Central heating radiator and double glazed window to the front.

Bedroom Two 13' 5" mxx 12' 2" plus storage
(4.09m x 3.71m)
Central heating radiator, storage cupboard, and a double glazed window to the rear.

Bathroom/W.C
Fitted with a three piece bathroom suite including a bath with a shower over, a wash hand basin, low level W.C and a double glazed window.

Externally

Garden to the rear
Yard to the front.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: Driveway

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.

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 999 years from 31st March 1991
There is no ground rent payable.

COUNCIL TAX BAND: A
EPC RATING: D

WD8464.CC.AF.20/11/2025.V.1.

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.

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