Springhill Gardens, Condercum Park, Newcastle upon Tyne NE15 6QS

Auction Guide Price: £120,000

For sale by auction is this semi detached house located in Condercum Park. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room and kitchen. To the first floor is a landing, two bedrooms and bathroom. Externally, there are gardens to the front and rear.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A
EPC Rating: D

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Semi Detached House

Two Reception Rooms

No Chain

Gardens to Fornt & Rear

Two Bedrooms

Close to Amenities

For any more information regarding the property please contact us today

Room Descriptions

Hallway
Stairs to first floor landing. Radiator.

Lounge 14' 2" into bay x 11' 3" max (4.31m x 3.43m)
Double glazed bay window to the front. Radiator.

Dining Room 12' 1" max x 11' 11" (3.68m x 3.63m)
Double glazed window to the front. Radiator.

Kitchen 8' 10" x 6' 2" (2.69m x 1.88m)
Double glazed window to the rear. High gloss units. Electric oven. Gas hob. Sink/drainer. Plumbed for washing machine. Door to the rear.

First Floor Landing
Frosted double glazed window to the side. Loft access.

Bedroom One 8' 10" x 14' 11" into wardrobe (2.69m x 4.54m)
Double glazed window to the front. Fitted wardrobe. Storage cupboard. Radiator.

Bedroom Two 8' 9" x 10' 11" into wardrobe (2.66m x 3.32m)
Double glazed window to the rear. Fitted wardrobe. Radiator.

Bathroom 7' 0" x 7' 0" max (2.13m x 2.13m)
Frosted double glazed window to the side. "L" shaped panelled bath with shower over. Vanity wash hand basin. Low level WC. Heated towel rail.

External
Gardens to the front and rear.

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AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: On Street Parking

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.

RESTRICTIONS AND RIGHTS
Listed? No
Conservation Area? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS
Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc...): No

BUILDING WORKS
Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

ACCESSIBILITY
This property has no accessibility adaptations.

TENURE
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.

AUCTION DETAILS

For Sale by Auction: [AUCTION DATE HERE]
Bidding opens 24 hours prior at 10am
Option ['1' OR '2' HERE]
Terms and Conditions apply

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 831 360

Terms and conditions apply see website www.agentspropertyauction.com

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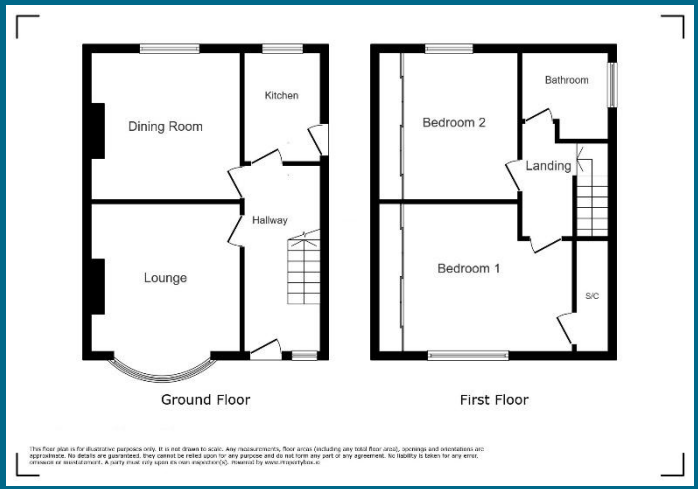

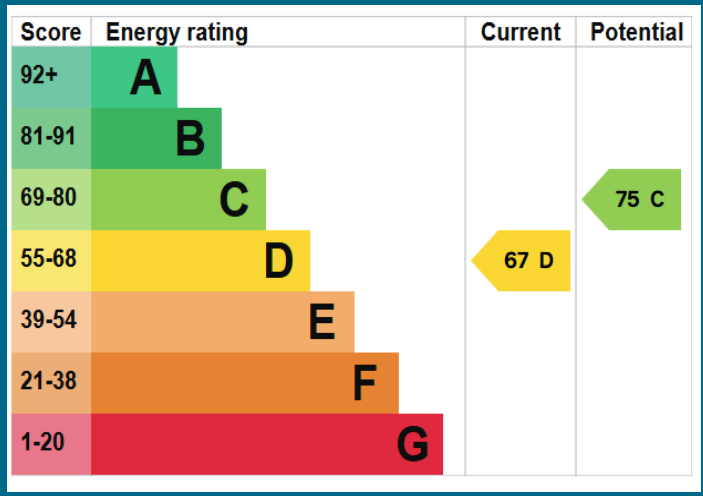

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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 relation to this property.

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.

The Property Ombudsman

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