



Ethel Terrace, High Spen, Tyne And Wear, NE39 2BH

*****FOR SALE BY MODERN METHOD OF AUCTION***** This lovely feel two bedroom end terrace on Ethel Terrace is ideal for a range of buyers looking for a home in the heart of High Spen Village. The ground floor features an open plan lounge and dining area with galley kitchen to the rear with additional built in storage options. Upstairs boasts two good sized double bedrooms and a spacious white suite bathroom! Externally there is a small courtyard style entrance to the front and enclosed yard to the rear. The owners currently rent the allotment/drive space opposite the property which they understand can also be transferred to new owners for a small admin charge to take over the tenancy. This is a property packed with potential and will make someone a really special home. EPC Rating E.



**FOR SALE BY MODERN METHOD OF
AUCTION**

Subject To Reserve Price

T & Cs Apply

Two Bedroom End Terrace

EPC Rating E

Guide Price £75,000

Lounge 16' 1" x 12' 8" (4.90m x 3.87m)

Open lounge leading to dining space through feature arch way.

Dining Area 12' 6" x 10' 8" (3.80m x 3.24m) Max

Open plan spacious dining area leading to the kitchen, ideal for entertaining. The dining area also benefits from an under stairs cupboard for storage.

Kitchen 15' 0" x 7' 2" (4.56m x 2.18m)

Features a range of wall and base units for storage and space for white goods, benefiting from a pleasant outlook to the yard area and surrounding green.

Bedroom 1 16' 4" x 12' 0" (4.97m x 3.67m) Max

Bedroom one benefits from a built in storage cupboard.

Bedroom 2 12' 10" x 10' 0" (3.92m x 3.06m) Max

Features a pleasant outlook over the surrounding gardens and allotments to the rear of the property.

Bathroom 12' 4" x 7' 2" (3.77m x 2.18m) Max

Features white suite W/C, wash basin and walk in shower.

Externally

To the front of the property there is a little court yard garden entrance giving the property a lovely curb appeal. To the rear is an enclosed yard with the detached allotment/drive area opposite the property.

Allotment/Driveway Space

The garden allotment and drive area at the rear of the property is not owned by the vendors but rented on a yearly basis from Youngs RPS. They have advised that this is approx £50 per annum, with a one of admin fee of £50 to action a name change once the property is purchased.

Additional Information

We understand this property is freehold. Council tax band A. Awaiting EPC. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Important Note To Purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

Auctioneer comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

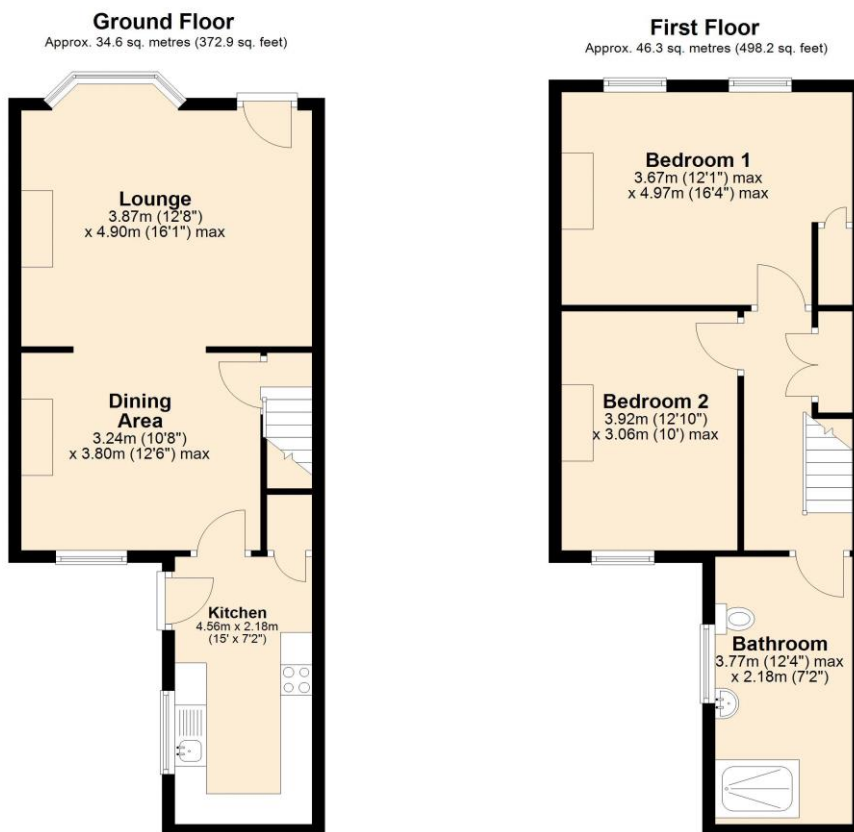




EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Floorplan



Total area: approx. 80.9 sq. metres (871.1 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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