



Theresa Street, Blaydon, Tyne And Wear, NE21 4QE

*****FOR SALE BY MODERN METHOD OF AUCTION***** In need of updating, this spacious three bedroom end terrace would suit a wide range of buyers and simply must be viewed! The property comprises of entrance hallway, lounge, dining room and kitchen to the ground floor. To the first floor are three bedrooms and a spacious family bathroom W/C. Externally the property benefits from a rear yard and enclosed front garden. parking available on street. Within easy access of local shops, amenities and transport link. Viewing essential. EPC rating D.

FOR SALE BY MODERN METHOD OF AUCTION

Three Bedroom End Terrace

Subject To Reserve Price

Buyer Fees Apply

T & Cs Apply

EPC Rating D

Guide Price £90,000

Lounge 14' 2" x 10' 4" (4.33m x 3.14m) max

Dining Room 14' 2" x 11' 4" (4.33m x 3.45m) max

Kitchen 12' 4" x 7' 5" (3.77m x 2.26m) max

Range of wall and base units, space for free standing appliances (not included). Built in oven and hob. Under stairs storage cupboard.

Bedroom 1 12' 2" x 11' 5" (3.70m x 3.48m) max

Bedroom 2 11' 5" x 10' 2" (3.48m x 3.10m) max

Bedroom 3 8' 10" x 6' 0" (2.69m x 1.84m)

Bathroom 12' 3" x 7' 2" (3.73m x 2.18m)

Bath with shower over, W/C and wash basin. Storage cupboard.

Externally

Rear yard, enclosed front garden with lawn, parking available on street. Within easy access of local shops, amenities and transport links.

Additional Information

Awaiting EPC Rating. Council tax band A. We understand this property is freehold. 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 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.

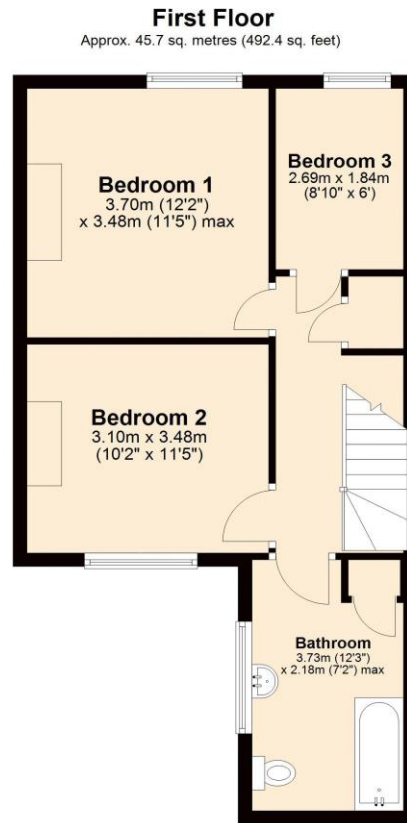
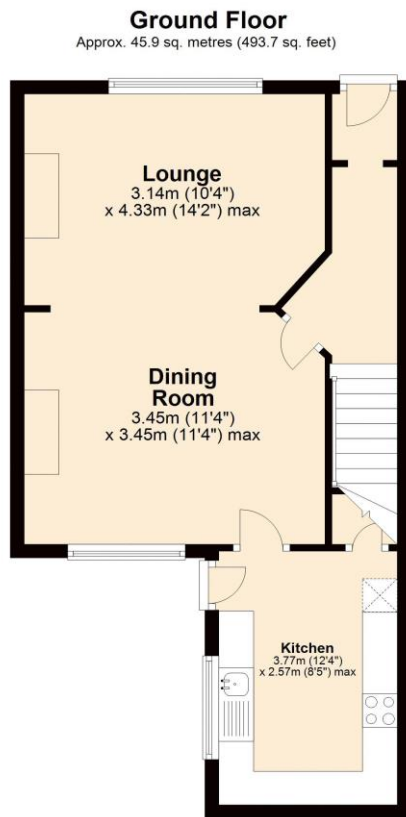




EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan



Total area: approx. 91.6 sq. metres (986.1 sq. feet)

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

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