



Alnwick Street | Newburn | NE15 8PT

Auction Guide Price: - £108,000



2



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1

End Terrace Family Home

Cloaks WC

Two Bedrooms

Gravel garden to rear arge

Lounge

Enclosed Yard to front

Kitchen

On street parking

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For Sale by Auction: Option 2, Terms and Conditions apply.

This spacious two-bedroom end terrace house is offered for sale on Alnwick Street in Newburn, ideal for buyers seeking a well-located home.

The property provides a good-sized lounge, kitchen, cloaks WC offering a good layout that suits modern day-to-day living. There are two double bedrooms, and a family bathroom serving the accommodation. The property is well positioned with a range of shops and amenities within one mile.

There are good public transport links with good public services connecting to and from Newcastle City Centre, the Airport, A69 and A1 motorway.

Green spaces and riverside walks along the Tyne, together with Newcastle's range of cafés, restaurants and cultural venues in the city centre, are accessible by public transport or car, making this property a practical base for enjoying both local and city amenities.

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

Lounge 16' 9" including bay window x 11' 8" plus storage and stairs

(5.10m x 3.55m)

Double-glazed bay window to the front, central heating radiator, stairs to first floor and storage.

Kitchen 10' 10" max x 8' 1" max (3.30m x 2.46m)

Fitted with a range of wall and base units, double glazed window to the rear, door to the rear yard, integrated appliances including oven hob with extractor fan over, fridge freezer and plumbing for an automatic washing machine.

Cloakroom/W.C

Double-glazed window to the rear, low-level W.C, pedestal wash hand basin and a central heating radiator.

Landing

Bedroom One 12' 5" including bay window x 11' 0" plus recess and including storage (3.78m x 3.35m)

Double glazed bay window to the front, central heating radiator and storage.

Bedroom Two 12' 5" max x 7' 4" plus small recess

(3.78m x 2.23m)

Double-glazed window to the rear and a central heating radiator.

Bathroom/W.C

Double-glazed window, panel bath with shower, mixer tap, pedestal wash hand basin and a low-level W.C.

Externally

Front

Gravel Garden

Rear

Yard

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

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

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

COUNCIL TAX BAND: B

EPC RATING: C

WD8482.BW.AF.06/1/2026. V.1.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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