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Simonside Terrace, Heaton, NE6 5JX

** CASH BUYERS ONLY ** This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £160,000 + Reservation Fee. Priced to reflect works and offered to the market with no onward chain! This substantial seven bedroom Victorian terrace is ideally situated on the south backing side of Simonside Terrace, Heaton. Located close to the shops, cafés and restaurants of both Heaton Road and Chillingham Road, Simonside Terrace is also well placed to provide easy access to local transport links into Newcastle City Centre and beyond. The property also provides excellent access to the delightful Heaton Park, Armstrong Park and indeed to the Ouseburn.

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Boasting close to 2,600 Sq ft over three floors, the accommodation briefly comprises: entrance lobby through to entrance hall with stairs to first floor and under-stairs storage cupboard; sitting room with walk in bay; dining room; kitchen with fitted units, work surfaces, spot lighting and dual windows; rear lobby with storage cupboard; bathroom complete with three piece suite. The split level first floor landing gives access to; three double bedrooms, bedroom one measuring 20ft with dual windows including walk in bay and bedroom two also with dual windows; bathroom and additional WC. The second floor landing gives access to a further three bedrooms, bedrooms four and five again comfortable doubles and bedroom six with sky light. Externally, a front town yard and to the rear, a 19ft double garage providing off-street parking. Offered to the market with no onward chain, early viewings are advised!

** Having just been granted a LDC (lawful development certificate) the property is now suitable as a buy to let investment. **

Substantial Victorian Mid-Terrace | 2,584 Sq ft (240.1m2) | Seven Bedrooms | Sitting Room | Dining Room | Kitchen | Downstairs Bathroom | 1st Floor Bathroom with Additional WC | Front Town Yard | Rear Yard with 19ft Double Garage | GCH | No Onward Chain | Priced to Reflect Works | Freehold | Popular Location | Council Tax Band D | EPC D

TOTAL FLOOR AREA : 2584 sq.ft. (240.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Auction Guide £160,000

IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.