



 Jan Forster

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Rocket Way | Palmersville | Newcastle Upon Tyne | NE12 9RJ

Auction Guide £100,000



- For Sale by Modern Auction
- Subject to Reserve Price
- The Modern Method of Auction
- Three Bedrooms
- Local Facilities & Transport Links
- T & C's Apply
- Buyers Fees Apply
- Popular Area
- Wrap Around Gardens
- Driveway



Jan Forster Estates present to the sale market this three-bedroom semi-detached house, positioned on Rocket Way in Palmersville- popular residential area. Although the property would benefit from modernisation, it presents an excellent opportunity for buyers seeking an investment or those eager to take on a rewarding “doer-upper” project.

For sale by Modern Method of Auction: Starting Bid Price £100,000 plus Reservation Fee.

This property is for sale by The Great North Property Auction powered by iam-sold.

Ideally positioned close to a wide range of local amenities, the location offers easy access to the shops and everyday services found in Forest Hall village. Nearby green spaces and parks provide plenty of opportunity for leisurely walks and outdoor relaxation, perfect for those who enjoy the fresh air. Excellent public transport links add to the convenience, with regular bus routes and a metro service offering quick connections to surrounding areas, including the vibrant coast and Newcastle city centre.

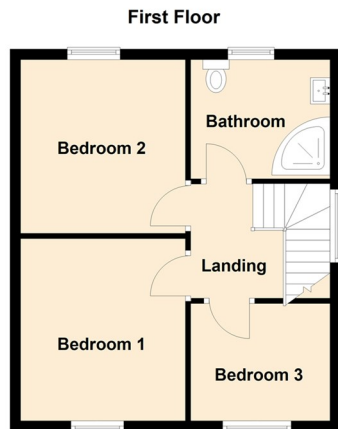
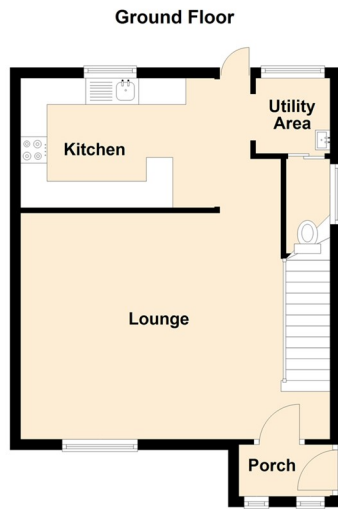
The ground floor accommodation comprises an entrance porch leading into a spacious lounge with a feature fireplace. From there, you could access the kitchen, which in turn connects to a useful utility room and a convenient downstairs WC. A rear door provides access to the back of the property. Off the landing to the first floor, you are presented with three bedrooms and a family shower room WC. Externally, there is a generous wrap-around garden, featuring mature shrubs and some lawn and patio areas. There is also a driveway providing convenient off-street parking.

Viewings are highly recommended. To book yours or for more information, please call our sales team on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band: A



Lounge 19'3" x 14'0" (5.88 x 4.28)

Kitchen 12'0" x 7'11" (3.67 x 2.43)

Bedroom One 11'3" x 10'3" (3.45 x 3.14)


Bedroom Two 10'9" x 9'10" (3.30 x 3.00)

Bedroom Three 8'5" x 7'10" (2.58 x 2.41)

Auctioneer's Comments

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



www.janforsterestates.com

Contact Us: 0191 236 2070

