

Parkhead Square | Blaydon | NE21 6NR

Auction Guide £39,950+

2 1 1

MAISONETTE FLAT

TWO BEDROOMS

KITCHEN

LOUNGE

LARGE ACCOMMODATION

NO ONWARD CHAIN

IDEAL INVESTMENT

VIEWING ADVSIED

RMS | Rook Matthews Sayer

FOR SALE BY AUCTION – 10th DECEMBR 2026 – OPTION ONE - TERMS AND CONDITIONS APPLY

APPEALING TO A VARIETY OF BUYERS IS THIS TWO BEDROOM MAISONETTE FLAT OFFERED FOR SALE WITH VACANT POSSESSION. THE PROPERTY WOULD BENEFIT FROM SOME REFURBISHMENT AND ONCE COMPLETE COULD GENERATE A RENTAL INCOME IN THE REGION OF £500PCM. PROPERTY DOES BENEFIT FROM DOUBLE GLAZED WINDOWS, GAS CENTRAL HEATING AND WITH THE ACCOMMODATION OVER TWO FLOORS IT OFFERS LARGER THAN EXPECTED ACCOMMODATION. PROPERTY BRIEFLY COMPRISES EXTERNAL STAIRS TO THE FIRST FLOOR, ENTRANCE TO FLAT, LIVING ROOM, KITCHEN AND INNER HALLWAY TO THE FIRST FLOOR WITH STAIRS TO THE SECOND FLOOR, BATHROOM AND TWO BEDROOMS.

The accommodation:

Communal stairs to first floor.

Lounge: 21'48" 6.40m x 10'24" 3.05m
Part glazed UPVC door, double glazed windows to the front and rear, feature fir surround and two radiators.

Kitchen: 10'49" 3.05m x 7'79" 2.13m
Double glazed window to the front, fitted with a range of wall and base units incorporating sink and drainer, tiled splash backs, built in electric oven and hob, built in cupboard and central heating boiler.

Inner Hallway:
Double glazed window to the rear and stairs to first floor landing.

Second Floor:

Bathroom:
Double glazed window, bath with shower over, low level wc, pedestal wash hand basin, tiled splash backs and heated towel rail.

Bedroom One: 11'65" 3.35m x 10'40" 3.05m
Double glazed window and radiator.

Bedroom Two: 11'01" 3.38m x 9'72" 2.74m
Double glazed window and radiator.

PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: UNKNOWN
Mobile Signal Coverage Blackspot: No
Parking: 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
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 125 years from 30 October 1989
Ground Rent: £10 per annum
Service Charge: £40 pcm

Agents Note:
Details produced by Agents Property Auction.

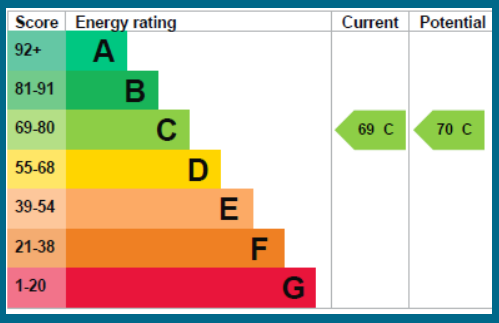
None of the services have been tested. Measurements, where given are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff had any authority to make or give representation or warranty in relation to this property.

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

COUNCIL TAX BAND: A
EPC RATING: C

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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.

The Property Ombudsman

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