

Newcastle Avenue, Horden, SR8 4BQ
3 Bed - House - Mid Terrace
Starting Bid £85,000

EPC Rating: C
Tenure: Freehold
Council Tax Band: A

SMITH & FRIENDS
ESTATE AGENTS

Newcastle Avenue
Horden, Peterlee, SR8 4BQ



** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £85,000 PLUS RESERVATION FEE **

A beautifully refurbished and upgraded THREE BEDROOM mid terraced property which offers deceptively spacious accommodation, ideal for a first time buyer or young family. The home is set back with a generous front garden, detached garage and new drive. An internal viewing comes highly recommended, with the home featuring a brand new kitchen with integrated appliances, brand new bathroom, recent rewire and new flooring throughout. The home further benefits from reskimmed walls, neutral decoration, upgraded internal doors, gas central heating and uPVC double glazing.



The full layout comprises: entrance vestibule with stairs to the first floor and access to a generous bay fronted lounge with access to the full width kitchen/diner, the kitchen includes a built-in oven, hob and extractor alongside an integrated fridge/freezer and washing machine. The rear porch includes a useful shelved storage cupboard and gives access to the modern ground floor bathroom which incorporates a three piece white suite and chrome fittings. To the first floor are three bedrooms, with a large bay window and useful storage cupboard/wardrobe to the master bedroom.

Externally the property is set back with a recently landscaped front, featuring a pleasant patio area and m
















LAMONA

















Auctioneer Comments
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 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 4.5% 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

GROUND FLOOR

ENTRANCE VESTIBULE
Accessed via uPVC double glazed entrance door, staircase to the first floor with newly fitted carpet and banister, upgraded internal door to the lounge.

LOUNGE
14'7 x 14'7 (4.45m x 4.45m)
A good size family lounge which incorporates a large uPVC double glazed bay window to the front aspect, newly fitted carpet, neutral decor, upgraded skirting boards, door frames and internal doors, multiple sockets, television point, under stairs storage cupboard, two convector radiators, access to:

KITCHEN/DINER
18'1 x 7'10 (5.51m x 2.39m)
An impressive refitted kitchen/diner which incorporates a beautiful range of navy 'shaker' style units to base and wall level with soft close feature and brushed stainless steel handles with contrasting work surfaces in an 'L' shaped layout with an inset one and a half bowl single drainer sink unit and mixer tap, brand new appliances including a Lamona electric oven, separate four ring electric hob and three speed extractor hood over, integrated fridge/freezer, integrated dishwasher, recess for washing machine, space for additional appliance, three drawer base unit, white 'brick' style tiling to splashback, new flooring, uPVC double glazed window to the rear aspect, convector radiator, access to:

REAR LOBBY
5' x 3'7 (1.52m x 1.09m)
Matching flooring, double glazed composite rear door, shelved storage cupboard, access to the ground floor bathroom.

GROUND FLOOR BATHROOM/WC
6'10 x 6'11 (2.08m x 2.11m)
Refitted with a modern three piece white suite and chrome fittings comprising: panelled bath with mixer tap and electric Bristan shower over, inset wash hand basin with central mixer tap and white gloss vanity cabinet below, close coupled WC, panelling to shower splashback, protective glass shower screen, matching flooring, uPVC double glazed window to the side aspect, extractor fan, tall chrome heated towel radiator.

FIRST FLOOR

LANDING
Newly fitted carpet, hatch to loft space, access to three bedrooms.

BEDROOM ONE
14'8 x 14'3 (4.47m x 4.34m)
A generous master bedroom which features a large uPVC double glazed bay window to the front aspect, newly fitted carpet, multiple sockets, television point, walk-in over stairs storage cupboard/wardrobe, convector radiator.

BEDROOM TWO
9'5 x 11'4 (2.87m x 3.45m)
uPVC double glazed window overlooking the rear, newly fitted carpet, built-in storage cupboard housing Baxi Duo Tec gas central heating boiler, convector radiator.

BEDROOM THREE
8'1 x 7'11 (2.46m x 2.41m)
uPVC double glazed window to the rear aspect, newly fitted carpet, convector radiator.

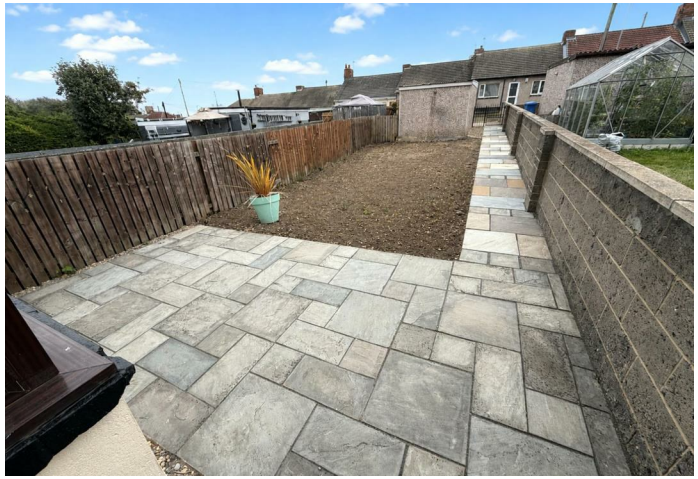
EXTERNALLY
The property benefits from a generous front garden with recently landscaped patio and matching path, with a wrought iron gate, boundary wall and fencing. A block paved driveway provides useful off street parking in front of the detached garage. To the rear is a small 'courtyard' style yard which is paved, with gated access and useful outhouse. Parking is available to both the front and rear of the property.

GARAGE
Prefabricated garage with up and over access door.

NB
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.







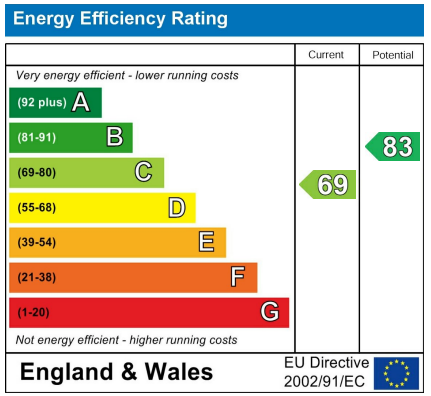









Posts
Newcastle Avenue


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
83
England & Wales
EU Directive 2002/91/EC



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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