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## 109 Cartington Terrace, Heaton

Price guide £89,950+

An investment opportunity to purchase this three bedroom upper flat located in this popular residential area well served by the local amenities, shops and restaurants on Chillingham road. The property offers access into Newcastle upon Tyne city centre via bus or metro and major road links to both the city centre and the coast. The property does require refurbishment and modernisation and is being offered for sale with vacant possession.

Property briefly comprises entrance lobby, entrance lobby, entrance hall with stairs to the first floor, three bedrooms, living room, kitchen, inner hall and bathroom/wc. Externally there is a private yard to the rear.

EPC rating: to be advised

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## Entrance Lobby

Entrance door.

## Entrance Hall

Part glazed door and stairs leading to first floor.

## Bedroom One

5.19m x 3.79m into bay and recess (17'0" x 12'5")  
Bay sash window to front elevation, coving to ceiling, dado rail, feature fire surround with gas fire and radiator.

## Bedroom Two

3.17m x 2.39m (10'5" x 7'10")  
Sash window to front elevation, radiator and picture rail.

## Bedroom Three

3.26m x 2.38m (10'8" x 7'10")  
Sash window to rear elevation, radiator and cast iron fire surround.

## Living Room

4.60m x 3.13m (15'1" x 10'3")  
Sash window to rear elevation, picture rail and built in cupboard.

## Kitchen

2.79m x 2.51m (9'2" x 8'3")  
Double glazed window, central heating boiler, radiator, plumbing for washing machine and gas cooker point.

## Rear Hall

Stairs to rear.

## Bathroom

Three piece suite comprising low level wc, pedestal wash hand basin, bath with electric shower over, double glazed window and radiator.

## Externally

Yard to rear.

## Disclaimer 1

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 has any authority to make or give representation or warranty in relation to this



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### **Disclaimer 2**

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 sellers 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 £1000+vat (total £1200) Auction Administration Fee. At your request we can refer you to a North East based Solicitor from our panel. It is your decision whether you choose to deal with them, should you decide to use them you should

### **Disclaimer 3**

A copy of the title is available upon request, we recommend all potential buyers take legal advice, satisfy their requirements on all matters and have finance in place prior to purchase.  
Details awaiting vendors approval.



