



Redesdale Close, South West Denton

- For sale by auction
- Ground floor flat
- Two bedrooms
- No onward chain
- Front and rear gardens

Auction Guide Price:- £60,000



0191 267 1031
120 Roman Way, West Denton NE5 5AD

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
westdenton@rmsestateagents.co.uk

Redesdale Court,

South West Denton, NE15 7RR

For Sale By Auction - Taking bids Option 2

We welcome to the market this well presented two bedroom lower flat situated on Redesdale Close in South West Denton.

The property briefly comprises; an entrance hallway, lounge, fitted kitchen, two double bedrooms and a wet room. Other benefits include gas central heating and double glazing. The property is system built non standard construction with external insulation.

Externally the property has gardens to the front and rear. The property is located within 1 mile of the local shops, good schools and amenities.

Rook Matthews Sayer would highly recommend an internal viewing.

Please note the there is approximately 49 years left on the lease.

Entrance Hall

Central heating radiator and two storage cupboards.

Lounge 15' 1" Max x 11' 11" Into alcove (4.59m x 3.63m)

Double glazed windows to the front and side, central heating radiator, fitted fireplace and coving to ceiling.

Kitchen 12' 0" Plus recess x 8' 7" Max (3.65m x 2.61m)

Fitted with a range of wall and base units with work surfaces over, 1 ½ bowl stainless sink with mixer tap and drainer, central heating boiler, plumbing for an automatic washing machine, central heating radiator, double glazed windows to side and rear, storage cupboard and door leading to the rear.

Wet Room

Fitted low level w.c with concealed cistern and vanity wash hand basin, walk in shower, part tiled, walls, chrome heated towel rail and a double glazed window.

Bedroom One 15' 0" x 8' 8" (4.57m x 2.64m)

Double glazed window to the rear, central heating radiator and coving to ceiling.

Bedroom Two 12' 10" Plus store & recess x 8' 7" Max (3.91m x 2.61m)

Double glazed windows to the front and side, central heating radiator and storage cupboard.

Externally

There are gardens to both the front and rear of the property.

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: 99 years from 29th September 1973

Ground Rent: £12.50 payable every 6 months

Council Tax Band: A

EPC Rating: C

WD7185/BW/EM/27.07.2023/V.1



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

16 Branches across the North-East

