



## Ashleigh Road Slatyford

- Semi Detached Bungalow
- No Chain
- Two Bedrooms
- Conservatory
- Gardens to Front & Rear

**Auction Guide Price: £130,000**

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380 West Road, Fenham, NE4 9RL

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## **ASHLEIGH ROAD, SLATYFORD, NEWCASTLE UPON TYNE NE5 2AB**

### **PROPERTY DESCRIPTION**

For sale by auction with no chain is this semi detached bungalow located in Slatyford. The accommodation briefly comprises of hallway, lounge, kitchen, conservatory, two bedrooms and bathroom. Externally, there are gardens to the front and rear.

The property benefits from double glazing throughout.

Early viewing is recommended.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Council Tax Band: B

EPC Rating: D

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

The property benefits from double glazing throughout.



### **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**

It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

For Sale by Auction: Monday 31st March 2025

Bidding opens 24 hours prior at 10am.31st March 2025

Option 2

Terms and Conditions apply



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

FN00009741/SJP/SP/11032025/V.1

**ASHLEIGH ROAD, SLATYFORD, NEWCASTLE UPON TYNE NE5 2AB**

**Hallway**

Radiator.

**Lounge 17' 10" into bay x 12' 4" max (5.43m x 3.76m)**

Double glazed bay window to the front. Radiator.

**Kitchen 19' 5" x 8' 3" (5.91m x 2.51m)**

Double glazed window to the rear. Gas cooker. Sink/drain. Plumbed for washing machine. Radiator. Door to the rear.

**Conservatory 7' 11" x 6' 10" (2.41m x 2.08m)**

Door to the rear. Radiator.

**Bedroom One 14' 0" into bay x 10' 10" max (4.26m x 3.30m)**

Double glazed bay window to the front. Fitted wardrobe. Radiator.

**Bedroom Two 10' 9" x 7' 2" into wardrobe (3.27m x 2.18m)**

Double glazed window to the rear. Fitted wardrobe. Radiator.

**Bathroom**

Two frosted double glazed windows to the rear. Walk in shower. Pedestal wash hand basin. Low level WC. Radiator.

**External**

Gardens to the front and rear.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**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.

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