



Cornhill, West Denton

- Mid terrace house
- Three bedrooms
- Kitchen/diner
- Shower room/w.c
- No onward chain
- Enclosed rear garden

Auction Guide Price:- £80,000



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Cornhill,

West Denton, NE5 2BW

For sale by auction - Live online Auction 30th April 2025 – Option 1

This mid terraced house is now available for sale offering no onward chain, presenting a fantastic opportunity for prospective homeowners. The property boasts an impressive three bedrooms, offering plenty of space for a growing family or for accommodating guests. The property also includes an open plan kitchen/diner with French doors leading to the rear garden, cloakroom/W.C, lounge, and modern shower room/W.C. There are solar panels on the roof that are rented (peppercorn rent), please ask for further details. Situated in a prime location, the property benefits from excellent public transport links, making commuting or exploring the local area a breeze. Furthermore, the house is in close proximity to local schools, making it a convenient choice for families with school-aged children. A variety of local amenities are also within easy reach, ensuring that all essential needs are met with ease.

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.

Hall
Stairs up to the first floor, central heating radiator and storage cupboard.

Cloakroom/W.C
Fitted with a low level W.C, vanity wash hand basin and a double glazed window.

Open plan kitchen/diner

Kitchen Area 8' 2" Max x 6' 10" Max (2.49m x 2.08m)
Fitted with a range of wall and base units with work surfaces over, splash back tiles, integrated hob with oven below and extractor hood over, plumbing for an automatic washing machine, stainless steel sink with mixer tap and drainer, central heating radiator, tiled flooring and a double glazed window.

Dining Area 13' 7" Max x 11' 5" Max plus storage cupboard (4.14m x 3.48m)
Double glazed window and French doors to the rear and a central heating radiator.

Lounge 12' 1" x 11' 5" (3.68m x 3.48m)
Double glazed window to the rear and a central heating radiator.

Landing
Double glazed window to the front, central heating radiator, storage cupboard and airing cupboard.

Bedroom One 11' 5" x 9' 10" (3.48m x 2.99m)
Double glazed window to the rear and a central heating radiator.

Bedroom Two 11' 5" Max x 9' 4" Max (3.48m x 2.84m)
Double glazed window to the rear and a central heating radiator.

Bedroom Three 11' 5" Max x 6' 7" Max including storage cupboard (3.48m x 2.01m)
Double glazed window to the front and a central heating radiator.

Externally
Enclosed lawn garden with paved seating area and planted borders.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: On street parking

MINING

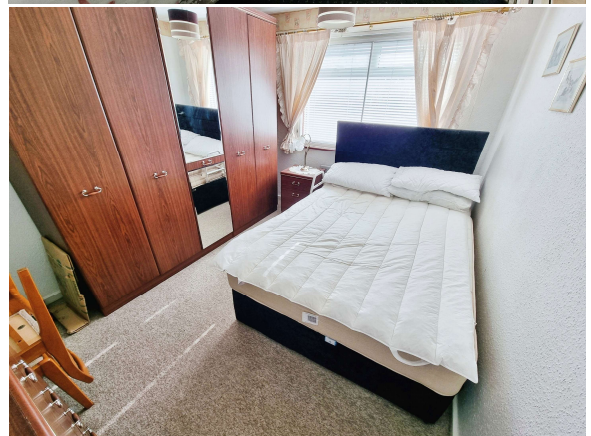
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – 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

EPC RATING: TBC
COUNCIL TAX BAND: A

WD8037/BW/EM/18.10.2024/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.

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