



Old School Close Red Row

- Semi Detached Bungalow
- Two Double Bedrooms
- Driveway To Front & Gardens To Front & Rear
- Gas Central Heating & Double Glazing
- Viewing Strongly Recommended

Auction Guide Price £ 90,000

FOR SALE BY ON LINE AUCTION VIA
WWW.AGENTSPROPERTYAUCTION.COM ON 29th MAY
 2025 OPTION 2



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Old School Close

Red Row NE61 5AP

With many pleasing features this superb two bedroom semi detached bungalow is presented to a high standard. Situated in the peaceful cul de sac in the heart of Red Row. Benefitting from gas central heating and double glazing, the property briefly comprises Lounge, dining/kitchen, two double bedrooms and family bathroom. With driveway parking and gravelled area to the front and enclosed patio with shed to the rear. The property is an ideal purchase for anyone downsizing and looking to update a property to their own style, a second home buyer or an investor. Viewing is highly recommended to appreciate the accommodation on offer.

LOUNGE 12' 6" (3.81m) x 10' 6" (3.2m)

KITCHEN 15' 1" (4.6m) x 7' 4" (2.24m)

HALLWAY

BEDROOM ONE 11' 3" (3.43m) x 10' 1" (3.07m)

BEDROOM TWO 15' 6" (4.72m) x 7' 1" (2.16m)

BATHROOM

DRIVEWAY TO FRONT

PAVED GARDEN TO REAR

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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

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

COUNCIL TAX BAND: A

EPC RATING: C

AM0004655 /LP/HH/.01052025/V.1



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 120 A |
| 81-91 | B | | |
| 69-80 | C | 74 C | |
| 55-68 | 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.

16 Branches across the North-East

