



John Avenue Greenside

- Semi Detached House
- Three Bedrooms
- Rear Garden
- Driveway
- No Onward Chain

Auction Guide Price £ 99,950+



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9 John Avenue

Greenside, NE40 4RT

FOR SALE BY AUCTION – SEPTEMBER 30TH 2025, OPTION ONE – TERMS AND CONDITIONS APPLY

WELCOME TO A CHARMING SEMI-DETACHED HOUSE, A PERFECT BLEND OF COMFORT AND CONVENIENCE, JUST WAITING FOR YOU TO CALL IT HOME.

STEP INSIDE AND YOU'LL FIND A COSY RECEPTION ROOM, ADORNED WITH LARGE WINDOWS THAT FLOOD THE ROOM WITH NATURAL LIGHT. IT'S THE PERFECT SPACE FOR ENTERTAINING GUESTS OR SIMPLY ENJOYING A QUIET EVENING IN.

THE HOUSE BOASTS A FULLY FITTED KITCHEN COMPLETE WITH APPLIANCES, READY FOR YOU TO COOK UP A STORM. WITH ITS PRACTICAL AND EFFICIENT LAYOUT, MEAL PREPARATIONS WILL BE A BREEZE.

THIS HOME OFFERS THREE DOUBLE BEDROOMS, PROVIDING AMPLE SPACE FOR EVERYONE IN THE FAMILY. WHETHER IT'S A PEACEFUL NIGHT'S SLEEP OR A QUIET CORNER TO WORK FROM HOME, THESE ROOMS ARE VERSATILE AND CAN ADAPT TO YOUR NEEDS.

A CONVENIENT DOWNSTAIRS SHOWER ROOM SERVES THE PROPERTY, ADDING TO THE PRACTICALITY OF THIS LOVELY HOME.

STEPPING OUTSIDE, THE PROPERTY COMES WITH OFF-STREET PARKING, AND EVEN AN ELECTRIC VEHICLE CHARGER. THE REAR GARDEN IS A DELIGHTFUL SPACE, PERFECT FOR THOSE SUMMER BBQS OR JUST ENJOYING A CUP OF TEA ON A SUNNY AFTERNOON.

ITS LOCATION IS A SIGNIFICANT HIGHLIGHT. WITH PUBLIC TRANSPORT LINKS AND GREEN SPACES NEARBY, YOU'LL ENJOY THE PERFECT BALANCE OF CITY LIVING AND ACCESS TO NATURE. PLUS, THERE'S NO ONWARD CHAIN TO WORRY ABOUT, MAKING THE TRANSITION AS SMOOTH AS POSSIBLE.

THIS HOME IS IDEAL FOR FIRST-TIME BUYERS OR FAMILIES LOOKING FOR A COMFORTABLE PLACE TO SETTLE. THE PROPERTY HAS BEEN NEWLY DECORATED AND CARPETED THROUGHOUT IN NEUTRAL SHADES, SO WHY WAIT? YOUR DREAM HOME AWAITS!

Entrance:

Composite door to the front and radiator.

Lounge: 18'1" 551m x 11'9" 3.58m max
UPVC window, storage and radiator.

Kitchen: 10'9" 3.28m x 8'2" 2.48m
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit and drainer, integrated gas hob and electric oven, washing machine, dishwasher, fridge freezer, newly fitted laminate flooring and radiator.

Shower Room:

UPVC window, large shower, low level wc, vanity wash hand basin, vanity cabinets, fully tiled, under floor heating and radiator.

Rear Hall:

Composite door to the garden, newly fitted laminate flooring.

First Floor Landing:

UPVC window.

Bedroom One: 9'11" 3.02m plus large alcove x 9'10" 2.99m
Two UPVC windows, radiator and door with stairs to fully boarded loft.

Bedroom Two: 18'11" 5.77m x 7'6" 2.29m
Extended. UPVC window and radiator.

Bedroom Three: 13'6" 4.12m x 6'4" 1.93m
Extended. UPVC window and radiator.

Externally:

To the front of the property there is off street parking and an electrical vehicle charging point. To the rear there is a low maintenance garden.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: ADSL
Mobile Signal Coverage Blackspot: NO
Parking: DRIVEWAY

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

COUNCIL TAX BAND: A

EPC RATING: C

RY00007138.VS.EW.23.05.2025.V.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 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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

