

Stocksfield Avenue, Fenham, Newcastle upon Tyne NE5 2DX

# Auction Guide Price: £170,000

For sale by auction is this semi detached house located in Fenham. The accommodation to the ground floor briefly comprises of porch, hallway, lounge, dining room, kitchen and outhouse. To the first floor is a landing, three bedrooms, bathroom, separate WC and loft area. Externally, there is a driveway, garage, garden area to the front and large garden to the rear.

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.

Early viewing is recommended.

Council Tax Band: B EPC Rating: E





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Semi Detached House Driveway

Three Bedrooms Garage

Two Reception Rooms Large Garden to Rear

For any more information regarding the property please contact us today

## **Porch**

## **Hallway**

Stairs to first floor landing. Cloakroom. Radiator.

# Lounge 11' 9" max x 14' 6" into bay (3.58m x 4.42m)

Double glazed box bay window to the rear. Radiator.

# Dining Room 14' 3" into bay x 11' 8" max (4.34m x 3.55m)

Double glazed bay window to the front. Radiator.

# Kitchen 9' 10" x 7' 6" (2.99m x 2.28m)

Double glazed window to the rear. Frosted double glazed window to the rear. Sink/drainer. Plumbed for washing machine. Door to the rear. Radiator.

# **Outhouse**

Door to the garage. Door to the rear.

# **First Floor Landing**

Frosted double glazed window to the side. Loft access.

## **Bedroom One**

14' 10" into bay x 9' 8" max (4.52m x 2.94m)

Double glazed box bay window to the rear. Radiator.

# **Bedroom Two**

# 13' 11" into bay x 10' 10" max (4.24m x 3.30m)

Double glazed bay window to the front. Radiator.

# Bedroom Three 7' 4" x 7' 8" (2.23m x 2.34m)

Double glazed window to the front. Radiator

# Bathroom 7' 10" x 4' 4" (2.39m x 1.32m)

Frosted double glazed window to the rear. Panelled bath with shower over. Pedestal wash hand basin. Storage cupboard. Radiator.

## WC

Frosted double glazed window to the rear. Low level WC.

## **External**

Driveway. Garage. Garden area to the front and large garden to the rear.

















## PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: No Parking / On Street Parking / Driveway

The property benefits from double glazing throughout.

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.

# **RESTRICTIONS AND RIGHTS**

Listed? No Conservation Area? No Restrictions on property? No Easements, servitudes or wayleaves? No Public rights of way through the property? No

Flooding in last 5 years: No Risk of Flooding: Zone 1 Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

#### **BUILDING WORKS**

Any known planning permissions or proposals in the immediate locality: No Outstanding building works at the property: No

#### **ACCESSIBILITY**

This property has no accessibility adaptations.

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.

#### **AUCTION DETAILS**

For Sale by Auction: Thursday 28th August 2025 Bidding opens 24 hours prior at 10am

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. Tel 01661 831 360

Terms and conditions apply see website www.agentspropertyauction.com

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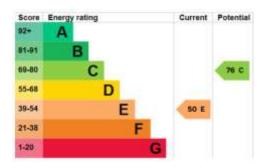












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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

