



Hillhead Way | Westerhope | NE5 5QW

Auction Guide Price £90,000



3



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1

Cash Buyers only

Mid terrace house

Three bedrooms

Lounge/Dining room

Kitchen

Cloakroom/W.C

No onward chain

Front and rear gardens

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For sale by auction - Live online Auction 30th September 2025
- Option 2

Located in this popular modern residential development is this three bedroom mid terrace property offered for sale with vacant possession. The property does require some refurbishment and modernisation however does benefit from double glazed windows and gas central heating. The property briefly comprises entrance hall, cloakroom/W.C, kitchen, utility and a through living room/dining room to the ground floor. There are three bedrooms and a family bathroom to the first floor. Externally there is an enclosed paved garden to the rear.

The property will appeal to cash buyers only due to foam insulation applied to the underside of the roof (the vendor has a quote for approx £5,000 for this to be removed).

Please note that the property has solar panels.

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 831360

Terms and conditions apply see
www.agentspropertyauction.com

Entrance Hall

Part glazed upvc entrance door, radiator, built in cupboard and stairs leading to first floor.

Cloakroom/W.C

Low level W.C wash hand basin, double glazed window to front elevation, radiator and tiled walls and floor.

Kitchen

10'88 x 7'37 (3.05m x 2.13m)

Range of wall and floor units with laminate worktop surfaces, sink unit and drainer, gas cooker point, tiled splashback, double glazed window to rear elevation and tiled floor.

Utility/Rear Porch

7'01 x 6'44 (2.16m x 1.83m)

Double glazed window and window and part glazed door to rear yard.

Living Room/Dining Room

22'70 x 11'32 (max) (6.71m x 3.35m (max))

Double glazed double door to rear elevation leading to rear garden, two radiators and double glazed windows to front elevation.

First Floor Landing

Access to loft and built in cupboard.

Bedroom One 10'8 x 9'13 (3.05m x 2.74m)

Double glazed window to front elevation, radiator and fitted wardrobe.

Bedroom Two 11'40 x 11'26 (3.35m x 3.35m)

Double glazed window to rear elevation and radiator.

Bedroom Three 10'01 x 8'08 (3.07m x 2.64m)

Double glazed window to front elevation and radiator.

Bathroom

Three piece suite comprising low level wc, pedestal wash hand basin, bath with shower, tiled walls, double glazed window to rear elevation and built in cupboard.

Externally

Enclosed garden to rear.

Agents Note

The property has solar panels

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains - Gas

Broadband: Fibre available

Mobile Signal Coverage Blackspot: No

Parking: Street parking

WD8391/BW/EM/10.09.2025/V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.