



Newburn Road | Throckley | NE15 9AE

Auction Guide Price: £70,000



3



2



2

Semi detached house

Three bedrooms

Two reception rooms

Ground floor shower room

Bathroom with separate W.C

No onward chain

Gardens to three sides

Investment opportunity

ROOK
MATTHEWS
SAYER

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

Presenting an excellent opportunity for investors, this three-bedroom semi-detached house is being offered for sale and presents ample scope for renovation and personalisation. Situated in a sought-after location with convenient access to public transport links, reputable nearby schools, and a range of local amenities, this property promises both potential and convenience.

The accommodation comprises two well-proportioned reception rooms, ground floor shower room with separate W.C. The property also benefits from a separate kitchen, offering ample potential for reconfiguration and updating to create a contemporary cooking and dining environment.

Upstairs, there are three generously sized bedrooms, each with the potential to be enhanced to deliver comfortable and private living spaces. Completing the interior, there is a bathroom with separate W.C.

Externally, the property's semi-detached standing allows scope to enhance kerb appeal and potentially create a charming outdoor space.

With its desirable position close to excellent transport links, schools, and local facilities, this property offers a compelling project for investors seeking a property with scope for improvement and attractive long-term prospects. Viewing is highly recommended to appreciate the wealth of possibilities on offer with this well-situated semi-detached house.

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 Lobby
Storage cupboard, stairs up to the first floor and a central heating radiator.

Lounge 17' 7" x 11' 2" (5.36m x 3.40m)
Double glazed bay window to the front, central heating radiator and feature fireplace.

Kitchen
Fitted with a range of wall and base units with work surfaces over, tiled splash back, stainless steel sink with mixer tap and drainer, gas cooker point with extractor hood over, tiled walls, double glazed window, central heating radiator, and storage cupboard.

Dining room 9' 9" x 9' 2" (2.97m x 2.79m)
Double glazed window to the rear, central heating radiator and laminate flooring.

Shower room
Fitted with wall and base units, shower cubicle, pedestal wash hand basin, tiled walls and part tiled flooring and a double glazed window.

Separate W.C.
Low level w.c, central heating radiator, part tiled walls and a double glazed window.

Inner Hall
Storage cupboard, tiled flooring, central heating radiator, two double glazed windows and door to rear.

Landing
Double glazed window and loft access.

Bedroom One 15' 6" Plus storage cupboard x 9' 6" Max (4.72m x 2.89m)
Double glazed window to the front and a central heating radiator.

Bedroom Two 12' 3" Max x 9' 7" Including storage cupboard (3.73m x 2.92m)
Double glazed window to the front, central heating radiator and two storage cupboards.

Bedroom Three 10' 4" plus storage cupboard x 7' 9" Max (3.15m x 2.36m).
Double glazed window to the front and a central heating radiator.

Bathroom
Fitted with a panel bath with shower over, pedestal wash hand basin and a double glazed window.

Separate W.C.
Fitted with a low level W.C and a double glazed window.

Externally
There are gardens to three sides and driveway to front.

PRIMARY SERVICES SUPPLY

Electricity: Main
Water: Main
Sewerage: Main
Heating: Main – Gas
Broadband: Unknown
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

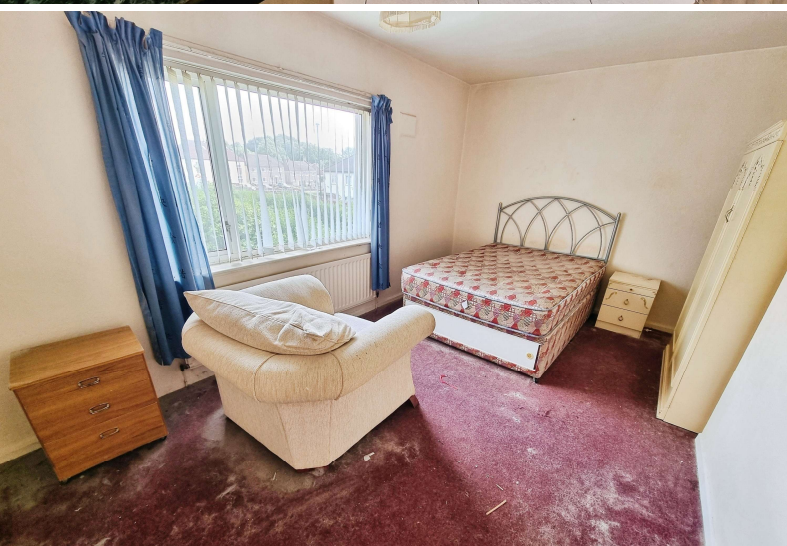
MINING

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 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

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.