



Warenmill Close | West Denton Park | NE15 8XH

Auction Guide Price £95,000



2



1



1

End terrace house

Two bedrooms

Lounge

Kitchen

Bathroom/W.C

Front and rear gardens

Single garage

No onward chain

ROOK
MATTHEWS
SAYER

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

Presenting this well-proportioned end terrace house is offered for sale and features a neutral décor throughout, providing a blank canvas ready for personalisation. Internally the accommodation offers a lounge, kitchen which boasts direct access to the rear garden, two first floor bedrooms and a bathroom/W.C. A single garage is included, providing invaluable off-street parking and additional storage solutions. This feature enhances the overall convenience and functionality of the property. This end terrace house represents an excellent opportunity for first time buyers looking to step onto the property ladder, as well as investors seeking a quality addition to their portfolio. Its enviable location ensures easy access to transport, schools, and local services, making it a practical and attractive choice for modern living. Early viewing is highly recommended to appreciate everything this home has to offer.

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

Lounge 19' 6" Max x 11' 8" inc stairs and store (5.94m x 3.55m)
Double glazed window to the front, two central heating radiators, under stair storage cupboard and stairs up to the first floor.

Kitchen 11' 8" Max x 7' 9" Door recess (3.55m x 2.36m)
Fitted with a range of wall and base units with work surfaces over, splash back tiles, sink with mixer tap and drainer, integrated appliances including gas hob with oven and grill below, and extractor hood over, fridge/freezer and dishwasher, plumbing for an automatic washing machine, recessed spotlights, double glazed window, and door to the rear.

Landing
Loft access.

Bedroom One 11' 8" x 9' 3" (3.55m x 2.82m)
Double glazed window to the front and a central heating radiator.

Bedroom Two 11' 9" x 7' 10" (3.58m x 2.39m)
Double glazed window to the rear, central heating radiator and fitted wardrobes.

Bathroom/W.C
Fitted with a three piece bathroom suite comprising low level W.C, pedestal wash hand basin, panel bath with shower over, part tiled walls, recessed downlights and extractor fan.

Externally

Front Garden
Paved garden and side access gate.

Rear Garden
Enclosed lawn garden with decked seating area.

Detached Garage 16' 9" x 7' 10" (5.10m x 2.39m)
Door width 6' 11" (2.11m)
Up and over door.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Fibre to cabinet
Mobile Signal Coverage Blackspot: No
Parking: Garage and street parking

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.

RESTRICTIONS AND RIGHTS

Are there any rights of way, easements, servitudes, or wayleaves? Yes (overhead electric cables)

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 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.