



Tynevale Terrace | Lemington | NE15 8EJ

Auction Guide £95,000



2



1



1

End terrace house

No onward chain

Two bedrooms

Lounge

Breakfasting Kitchen

Bathroom/W.C

For sale by auction

Rear yard with off street parking

ROOK
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For sale by auction - Live online Auction 11th December – Option 2

This well-presented end of terrace house is now available for sale with vacant possession, providing a fantastic opportunity for first time buyers and investors alike. The property boasts a desirable location, offering convenient access to public transport links, nearby schools, and a range of local amenities, making it ideally suited for those seeking both comfort and practicality.

Internally the accommodation comprises an entrance lobby leading to lounge, fitted breakfasting kitchen, rear lobby, two well-proportioned bedrooms to the first floor bedrooms and bathroom/W.C.

The property's end of terrace position offers additional privacy and potential for extended outdoor space, while the vacant possession allows for a seamless transition for any prospective buyer.

Located within a sought-after area, residents will benefit from ease of access to reputable schools, making it a practical choice for families. Excellent public transport connections and proximity to essential local amenities further enhance the appeal of this property.

Whether you are a first-time buyer looking to make a start on the property ladder or an investor aiming to expand your portfolio, this appealing two-bedroom home presents an excellent opportunity. Early viewing is highly recommended to fully appreciate all that this property 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

Entrance Lobby
Central heating radiator and stairs up to the first floor.

Lounge 13' 5" Max x 11' 5" Plus bay (4.09m x 3.48m)
Double glazed bay window to the front and a central heating radiator.

Breakfasting Kitchen 14' 5" Max x 10' 7" Max (4.39m x 3.22m)
Fitted with base units with work surfaces over, circular stainless steel sink with mixer tap and drainer, space for cooker with tiled splash back and extractor hood over, plumbing for an automatic washing machine, laminate flooring, storage cupboard and a double glazed window to the side.

Rear Lobby
Storage cupboard and door leading to the rear yard.

Landing
Double glazed window to the side.

Bedroom One 12' 3" Max into bay x 13' 9" Max plus storage cupboard (3.73m x 4.19m)
Double glazed bay window to the front, central heating radiator and storage cupboard.

Bedroom Two 11' 11" x 8' 1" (3.63m x 2.46m)
Double glazed window to the rear and a central heating radiator.

Bathroom/W.C
Fitted with a three piece white bathroom suite comprising low level W.C, pedestal wash hand basin, panel bath with shower mixer tap and screen, part tiled walls, central heating radiator and a double glazed window to the side.

Externally

Front Garden
Lawn garden with paved seating area and path to entrance.

Rear Yard
Driveway providing off street parking.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Unknown
Mobile Signal Coverage Blackspot: No
Parking: 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.

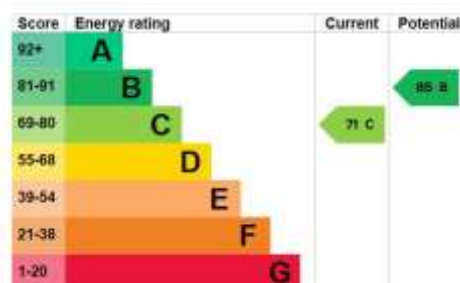
TENURE

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

COUNCIL TAX BAND: A

EPC RATING: C

WD8382/BW/EM/23.09.2025/V.1



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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.