



Hallow Drive | Throckley | NE15 9PS

## Auction Guide of Price: £40,000



2



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1

**Top floor flat**

**Two bedrooms**

**Kitchen**

**Lounge**

**No onward chain**

**Bathroom/W.C**

ROOK  
MATTHEWS  
SAYER

For sale by auction - Option 2 - Taking bids now, terms and conditions apply

Presenting an excellent opportunity for first-time buyers and investors, this well-proportioned two-bedroom flat is now available for sale. Ideally located within reach of convenient public transport links and a host of local amenities, this property offers comfortable and practical urban living.

Upon entering the flat, you are welcomed by a generously sized reception room, providing a versatile space for relaxing or entertaining guests. The adjoining kitchen is well-suited to modern living. The property boasts two good-sized bedrooms and bathroom/W.C.

This attractive flat is particularly appealing to first-time buyers seeking a foothold in a desirable area, as well as investors aiming to expand their property portfolio. The close proximity to reliable public transport links ensures easy access to the wider city, while an abundance of nearby shops, cafes, and leisure facilities make day-to-day living especially convenient.

With its practical layout, sought-after location, and appeal to a range of buyers, this two-bedroom flat represents an exceptional opportunity. Viewing is highly recommended to appreciate all that this property has to offer. For further information or to arrange a viewing, please contact our agency today.

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](http://www.agentspropertyauction.com)

Entrance Hall  
Central heating radiator and loft access.

Lounge 13' 10" x 12' 3" (4.21m x 3.73m)  
Double glazed window, central heating radiator and laminate flooring.

Kitchen 11' 9" Max x 9' 10" Plus recess (3.58m x 2.99m)  
Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ stainless steel sink with mixer tap and drainer, integrated hob with oven below and extractor hood over, plumbing for an automatic washing machine, central heating boiler, laminate flooring and a double glazed window to the rear.

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

Bedroom One 11' 10" x 9' 10" (3.60m x 2.99m)  
Double glazed window and a central heating radiator.

Bedroom Two 11' 10" Max x 9' 3" Plus recess  
(3.60m x 2.82m)  
Double glazed window and a central heating radiator.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains – Gas  
Broadband: Fibre to Cabinet  
Mobile Signal Coverage Blackspot: No  
Parking: On street

#### 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.  
Length of Lease: 99 years from 1<sup>st</sup> January 1988  
Ground Rent: None payable

COUNCIL TAX BAND: A  
EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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**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.