



Station Road | Stannington | NE61 6NJ

# Auction Guide Price £150,000

For Sale by Auction: 30th June 2026 Option 1. Terms and Conditions apply.

**RMS** | Rook  
Matthews  
Sayer



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**Quaint End Terrace Cottage**

**Peaceful Location**

**Three Bedrooms**

**Lovely Front and Rear Garden**

**Modern Fitted Kitchen**

**Driveway plus Garage**

**Bright and Airy Rooms**

**Freehold**

For any more information regarding the property please contact us today



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An opportunity to purchase this quaint three bedroom end terrace cottage, which has been upgraded and modernised over the years. The property benefits include double glazed windows, gas central heating, modern fitted kitchen and bathroom fittings, garage with a utility room at the rear, gardens to both front and rear. Property briefly comprises living room, dining kitchen and a family shower room to the ground floor. To the first floor, there are three floors. Externally, there is a drive to the side elevation, garage and gardens.

The property benefits from direct access down the slip road onto the A1 southbound, offering a clear run that avoids city centre traffic. This provides a straightforward commute into Newcastle and a 15-minute drive to Newcastle Airport, making it highly practical for Southern commuters or professionals flying into the region.

#### Living Room

15'59 x 12'96 (4.57m x 3.66m)

4.57m x 3.66m

Double glazed door and window to front elevation, feature fire surround with stove and radiator.

#### Dining Kitchen

17'22 x 9'74 (5.18m x 2.74m)

5.18m x 2.74m

Range of base units with laminate worktop surfaces, sink unit and drainer, plumbing for dishwasher, electric cooker with extractor hood, double glazed windows to rear and side elevations, radiator, tiled splashbacks, part glazed door to rear and stairs leading to first floor.

#### Shower Room

Shower cubicle, wash hand basin set in vanity unit, low level WC, heated towel rail, tiled walls and double glazed window to rear elevation.

#### First Floor Landing

#### Bedroom One

12'64 x 9'10 (3.66m x 3.00m)

3.66m x 3.00m

Double glazed window to rear elevation, radiator, built in cupboard housing central heating boiler.

#### Bedroom Two

13'12 x 8'33 (3.96m x 2.44m)

3.96m x 2.44m

Double glazed window to front elevation and radiator.

#### Bedroom Three

9'65 x 6'34 max (2.74m x 1.83m max)

2.74m x 1.83m max

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

#### Garage

18'09 x 10'19 plus 11'09 x 10'10 (5.72m x 3.05m

plus 3.58m x 3.30m)

5.72m x 3.05m plus 3.58m x 3.30m

Access doors to front and side elevations.

#### Externally

Gravelled garden to front with raised borders. Garden to rear with paved patio area, lawned garden and borders. Drive to the side elevation with access to garage.

#### SHARED DRAINAGE

The vendor has advised that the property is in a row of five houses with a gentle slope down from the roadside towards the property. As it's a shared main line, it means any maintenance on that section is split five ways. Conversely, because of the slope, if there's a blockage further up the line at the other end, it doesn't implicate or affect the property.

#### Disclaimer 1

None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this property.

For sale by auction see [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

#### Disclaimer 2

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 sellers 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. At your request we can refer you to a North East based Solicitor from our panel. It is your decision whether you choose to deal with them, should you decide to use them you should know that we would receive a referral fee between £200 plus VAT (£240) and £400 plus VAT (£480) from them for the recommendation.

#### Disclaimer 3

A copy of the title is available upon request, we recommend all potential buyers take legal advice, satisfy their requirements on all matters and have finance in place prior to purchase.

The vendor has no personal knowledge of the property. All interested parties must carry out their own due diligence.

#### Disclaimer 4

We are advised by the seller that the property has mains provided gas, electricity, water (very low risk of surface water flooding) and shared sewerage.

The energy performance certificate attached advises the property is brick built and provides further details regarding the property's construction.

Ofcom website states the average broadband download speed of 1Mbps and the fastest package of 1800Mbps at this postcode: NE61 6NJ and mobile coverage is provided by EE (good), Three (good), O2 (good) and Vodafone (good outdoor and variable indoor)

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 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 relation to this property.

**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.

