



Dene Head Cottages | Walbottle | NE15 9RX

Auction Guide Price £225,000



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Stone-built cottage

Large family bathroom/W.C.

No onward chain

Lounge and dining area

Two double bedrooms

Detached conservatory

Breakfasting Kitchen

Single garage

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For sale by auction - Live online Auction – Option 2

Rare to the market, this stone-built cottage is situated in Walbottle and is offered with no onward chain. While requiring some internal updating, the property provides spacious accommodation throughout.

Internally, there is an entrance hall leading to a lounge, dining area, and breakfasting kitchen. The property also features two double bedrooms and a large family bathroom/W.C. Conveniently located close to local amenities and transport links, the property offers excellent accessibility.

Externally, the front garden is mainly laid to lawn with a paved path leading to the entrance. To the rear is a courtyard-style yard with access to a detached conservatory.

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
Door to: -

Lounge Area 17' 9" Max x 14' 9" Max plus bow window (5.41m x 4.49m)
Front-facing double bow window, two central heating radiators, decorative ceiling coving, and a feature fireplace with an inset fire and hearth.

Dining Area 10' 7" Max x 7' 0" Including recess (3.22m x 2.13m)
Rear-facing double glazed window, decorative ceiling coving, and a central heating radiator.

Breakfast Kitchen 22' 1" Max x 8' 2" Max (6.73m x 2.49m)
Fitted with a range of wall and base units with work surfaces and upstands, splash back tiling, double stainless steel sink with mixer tap and drainer, integrated gas hob, eye-level oven and grill, fridge and freezer, plumbing for an automatic washing machine, central heating radiator, dual-aspect double glazed windows, and a door leading to the rear.

Inner Hall
Doors leading to two bedrooms and a bathroom/W.C.

Bedroom One 17' 10" Max x 13' 5" Plus bow window (5.43m x 4.09m)
Double glazed bow window to the front, decorative ceiling coving, and two central heating radiators.

Bedroom Two 12' 0" x 11' 0" Plus recess (3.65m x 3.35m)
Rear-facing double glazed window, central heating radiator, and fitted wardrobes.

Bathroom/W.C 10' 10" Max x 10' 7" Plus recess (3.30m x 3.22m)
Large family bathroom comprising a low-level W.C., panel bath, shower cubicle, bidet, twin vanity wash hand basin, storage cupboard, central heating radiator, double-glazed window, and tiled walls.

Bedroom Two 12' 0" x 11' 0" Plus recess (3.65m x 3.35m)

Bathroom/W.C 10' 10" Max x 10' 7" Plus recess (3.30m x 3.22m)

Large family bathroom comprising a low-level W.C., panelled bath, shower cubicle, bidet, twin vanity wash hand basin, storage cupboard, central heating radiator, double-glazed window, and tiled walls.

Detached Conservatory 9' 10" x 9' 9" (2.99m x 2.97m)

Externally

Front Garden

Lawned garden with planted borders and a paved path leading to the entrance.

Rear Garden

Courtyard-style rear yard with access to the conservatory.

Garage 17' 1" Max x 15' 2" Max (5.20m x 4.62m)

Up-and-over door with power and lighting, and a door leading to the rear.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas & Wood burner/open fire

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: Garage & allocated space

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: E

EPC RATING: D

WD8650/11.06.2026/EM/BW/V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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