

Togston Road | North Broomhill | NE65 9TW

Auction Guide Price £75,000

A three-bedroom, two reception room terrace house offered for sale with vacant possession. The property does require some refurbishment and modernisation yet does benefit from double-glazed windows, gas central heating, a conservatory and a garage. Property briefly comprises entrance hall, living room, kitchen and a conservatory to the ground floor. To the first floor there are three bedrooms and a family bathroom/W.C. Externally there is a yard to the rear with access to the garage.

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X 3 X 2 X 1

TERRACED HOUSE

DOUBLE-GLAZED WINDOWS

VACANT POSESSION

GAS CENTRAL HEATING

CONSERVATORY

GARAGE

For any more information regarding the property please contact us today

ENTRANCE HALL
Part-glazed UPVC entrance door and stairs leading to first floor.

LIVING ROOM
15'77" x 12'81" into recess (4.57m x 3.66m into recess)
Double-glazed window to front elevation, radiator, tiled fire surround.

DINING ROOM
12'74" x 11'39" into recess (3.66m x 3.35m into recess)
Gas fire with back boiler, radiator, built in storage cupboard, double-glazed window, part-glazed door to conservatory and access door to kitchen.

KITCHEN
12'0" x 6'11" (3.66m x 2.13m)
Range of wall and floor units with worktop surfaces, built in electric oven and gas hob, sink unit and drainer, plumbing for washing machine, tiled splash back, double-glazed window to rear elevation and radiator.

CONSERVATORY
9'68" x 7'87" (2.74m x 2.13m)
Double-glazed window and access door to rear garden.

BEDROOM 1
12'85" x 9'75" (3.66m x 2.74m)
Double-glazed window, radiator, fitted wardrobe, feature fire surround.

BEDROOM 2
10'05" x 5'94" x 6'01" x 4'22" (3.18m x 1.52m x 1.85m x 1.22m) - L shaped
Double-glazed window, radiator and built in cupboard.

BEDROOM 3
12'81" x 4'22" x 5'41" x 4'08" (3.66m x 1.22m x 1.52m x 1.42m) - L shaped
Double-glazed window, radiator and built in storage cupboard.

BATHROOM
Three-piece suite comprising pedestal wash-hand basin, low level W.C., bath with electric shower over, tiled splashback, built in cupboard housing emersion tank and radiator

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Disclaimer 1
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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 £20 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.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas central heating
Broadband: Full fibre is available in this area
Mobile Signal Coverage Blackspot: No known issues
Parking: Garage

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.

AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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: TBC

AL009861/DM/VG/14.10.2026/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.

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The Property Ombudsman

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