

Glebe Close | Chapel Park | NE5 1SJ

Auction Guide Price £180,000

3 1 1

Semi Detached Family Home

Three Bedrooms

Open Plan Lounge/Dining Room

Fitted Kitchen

Four Piece Shower Room/W.C

No Onward Chain

Front and Rear Gardens

Requires Updating Throughout

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For Sale by auction - Live online Auction – Option 2

Situated on Glebe Close in Chapel Park, this semi-detached family home is offered to the market with no onward chain and presents an excellent opportunity for buyers looking to modernise and add their own personal touch.
The accommodation briefly comprises an entrance hall with access to the kitchen, integral garage, and a spacious open-plan lounge/dining room, featuring sliding patio doors opening onto the rear garden.
To the first floor, there are three well-proportioned bedrooms and a four-piece family bathroom.
Externally, the property benefits from low-maintenance gardens to both the front and rear. The front garden provides off-street parking for two vehicles and gives access to the single integral garage, while the enclosed rear garden offers a private outdoor space with minimal upkeep required.

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.
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Hall
Storage cupboard, door to garage, stairs to first floor and under stair storage cupboard.

Open plan Lounge/Dining Room
Lounge Area 13' 4'' Max x 11' 6'' Max (4.06m x 3.50m)
Double glazed window to the front, and ducted air vents.

Dining Area 10' 1'' x 9' 10'' (3.07m x 2.99m)
Double glazed sliding doors leading to the rear garden.

Kitchen 9' 4'' Max x 8' 1'' Max (2.84m x 2.46m)
Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl stainless sink with mixer tap and drainer, plumbing for an automatic washing machine, tiled flooring and a double glazed window to the rear.

Landing
Double glazed window to the side, loft access and cupboard housing boiler.

Bedroom One 11' 0'' x 10' 6'' Plus fitted wardrobes
(3.35m x 3.20m)
Double glazed window to the front and fitted wardrobes.

Bedroom Two 10' 11'' Plus recess x 8' 5'' Plus fitted wardrobes
(3.32m x 2.56m)
Double glazed window to the rear and fitted wardrobes.

Bedroom Three 8' 8'' x 6' 8'' (2.64m x 2.03m)
Double glazed window to the front.

Shower Room/W.C
Fully tiled four-piece shower room fitted with a low-level W.C, pedestal wash hand basin, walk in bath, shower cubicle and a double-glazed window to the rear.

Externally
Front Garden
Double block paved driveway providing off street parking with gravel area to side.

Rear Garden
Low maintenance enclosed rear garden with gravel and paved seating area.

Garage
Up and over door, power and lighting, double glazed window and door leading to the rear garden.

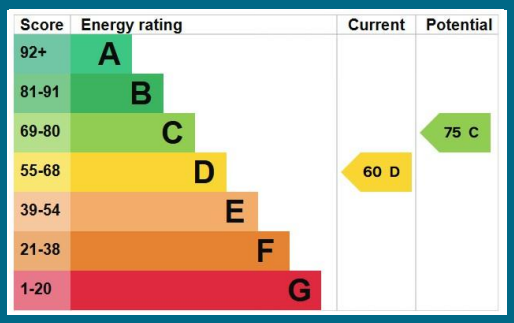
PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Fibre to Premises
Mobile Signal Coverage Blackspot: No
Parking: Garage Driveway

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
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: 999 years from 1st June 1970
Ground Rent: £20 per annum

COUNCIL TAX BAND: C
EPC RATING: D

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The Property Ombudsman

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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