



## Blayney Row, Newburn

- Mid terrace house
- Two bedrooms
- Kitchen and utility room
- Shower room/w.c
- No onward chain
- Popular location

**Auction guide price £145,000**



0191 267 1031  
120 Roman Way, West Denton, NE5 5AD

ROOK  
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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[westdenton@rmsestateagents.co.uk](mailto:westdenton@rmsestateagents.co.uk)



# Blayney Row, Newburn, NE15 8QD

For sale by auction – 27th June 2024, Option 2

This is a rare opportunity to purchase a family home located on Blayney Row, a single row of terrace houses dating back to 1889. The property requires updating throughout however offers great potential. Perfectly situated with many cycling and walking tracks, sports, and social facilities but within easy commuting to Newcastle City Centre.

Internally the accommodation briefly comprises; an entrance to lean to leading to ground floor w.c, kitchen, utility room and lounge which includes feature fireplace and double glazed French doors leading to the front garden.

The first floor has two bedrooms and a shower room/w.c. There are stairs to the loft space which has several skylights and fantastic views towards the Tyne River and Newburn Park.

Externally there is a front garden and there is an enclosed rear yard.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

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 to lean to:-

Double glazed windows and a central heating radiator.

Cloakroom/w.c

Fitted with a low level w.c, wash hand basin and a double glazed window.

Kitchen 15' 1" Plus recess x 10' 1" Max (4.59m x 3.07m)

Fitted with a range of base units with work surfaces over, splash back tiles, Belfast sink with mixer tap, integrated hob with oven below, feature fireplace, central heating boiler, tiled flooring and double glazed window to the rear.

Utility Room 6' 2" Max x 5' 9" Max (1.88m x 1.75m)

Fitted with a range of wall and base units with work surfaces over, tiled flooring, plumbing for an automatic washing machine and a double glazed window.

Lounge 13' 7" Into alcove plus recess x 15' 1" Max (4.14m x 4.59m)

Wood flooring, feature fireplace, central heating radiator and double glazed French doors leading to the garden.

Inner Lobby

Door leading to external.

Landing

Central heating radiator.

Shower room/w.c

Fitted with a low level w.c, pedestal wash hand basin, shower cubicle, central heating radiator, tiled walls and a double glazed window to the rear.

Bedroom One 15' 3" Max x 13' 6" Into alcove plus recess (4.64m x 4.11m)

Double glazed window to rear, central heating radiator, feature fireplace and stairs up to loft room.

Bedroom Two 10' 2" Into alcove x 9' 10" Plus wardrobes (3.10m x 2.99m)

Double glazed window, central heating radiator and fitted wardrobes.

Loft Room 27' 5" Max x 16' 5" Max (8.35m x 5.00m)

(Restricted head height)

Two double glaze windows, three double glazed skylights, storage cupboards and central heating radiator.

Externally

Front Garden

Paved area and outhouse.

Rear Garden

Lawn garden with paved patio area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains – Gas

Sewerage: Mains

Heating: Mains – Gas

Broadband: ADSL Modem

Mobile Signal Coverage Blackspot: No

Parking: On street parking

MINING

The property is known to be on a coalfield and known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

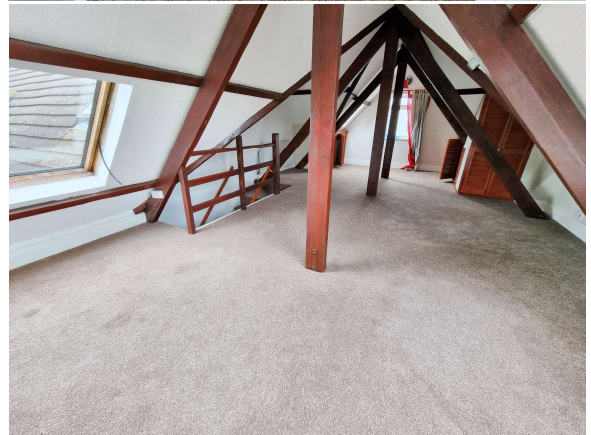
TENURE

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: B

EPC RATING: E

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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 relation to this property.

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