



Strathearn Way Fawdon

- For Sale by Auction:
- Large southerly facing garden
- Traditional semi detached house
- Off street parking
- Three bedrooms
- Located close to shops,
amenities, bus and metro links

Auction Guide Price **£ 80,000**

0191 284 7999
12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
gosforth@rmsestateagents.co.uk

Strathearn Way, Fawdon

For Sale by Auction: 30th May 2024, Option 2, Terms and Conditions apply.

A traditional three bedroom semi detached house conveniently located close to shops, amenities, bus and metro links. The property benefits from a range of modern fixtures and fittings and occupies a generous plot with large southerly facing garden to the rear and off street parking.

Briefly comprising sitting room, dining kitchen, three bedrooms and a family bathroom. There is a large southerly facing garden to the rear together with driveway to the front. It also benefits from gas fired central heating and UPVC double glazing.

**DOUBLE GLAZED ENTRANCE DOOR LEADS TO:
LOUNGE 19'1 (Max into alcove) x 11'10 (5.82 x 3.61m)**
Double glazed window to front, staircase to first floor.

DINING KITCHEN 19'2 x 8'9 (5.84 x 2.67m)
Fitted with a range of wall and base cupboards, 1 ½ bowl sink unit, electric cooker point, space for automatic washer, integrated fridge and freezer, built in cupboard, wall mounted combination boiler, double glazed window to rear.

FIRST FLOOR LANDING
Double glazed window, access to roof space.

BEDROOM ONE 11'10 (to alcove) x 10'1 (3.61 x 3.07m)
Double glazed window, built in cupboard, radiator.

BEDROOM TWO 11'2 x 8'11 (3.40 x 2.72m)
Double glazed window to rear, radiator.

BEDROOM THREE 7'9 x 8'9 (L-shaped) (2.36 x 2.67m)
Double glazed window to front, radiator.

BATHROOM/W.C.
Three piece suite comprising panelled bath, pedestal wash hand basin, low level WC, tiled walls, tiled floor, radiator, double glazed frosted window to side and rear.

FRONT GARDEN
Laid mainly to lawn, driveway.

REAR GARDEN
Laid mainly to lawn.

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

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Driveway

MINING

The property is not known to be on a coalfield and not 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.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that the property is of non-standard construction (Concrete).

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: D

GS00015048.DJ.PC.20.05.24.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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.

16 Branches across the North-East



Strathearn Way, Fawdon



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.

16 Branches across the North-East

