



Benwell Lane Benwell

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Driveway
- Garage

Auction Guide Price: £75,000

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BENWELL LANE, BENWELL, NEWCASTLE UPON TYNE NE15 6RR

PROPERTY DESCRIPTION

For sale by auction is this semi detached house located in Benwell. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room, kitchen and garage. To the first floor is a landing, three bedrooms, bathroom and WC. Externally, there is a driveway and garden to the front and garden to the rear.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A

EPC Rating: D

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway



MINING

It is not known if the property is situated on a coalfield. It is also not known if the property has been 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

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.

For Sale by Auction: Thursday 29th August 2024

Option 2

Terms and Conditions apply



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

Terms and conditions apply see website

www.agentspropertyauction.com



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Hallway

Stained single glazed window to the front. Stairs to first floor landing. Radiator.

Lounge 14' 8" into bay x 12' 3" max (4.47m x 3.73m)

Single glazed bay window to the front. Radiator.

Dining Room 13' 10" x 10' 10" max (4.21m x 3.30m)

Double glazed window to the rear. Radiator.

Kitchen 10' 6" x 8' 6" (3.20m x 2.59m)

Single glazed window to the rear. Sink/drain. Gas cooker point. Plumbed for washing machine. Storage cupboard. Door to the garage.

Garage

Door to the rear.

First Floor Landing

Frosted single glazed window to the side. Loft access.

Bedroom One 14' 9" into bay x 11' 0" max (4.49m x 3.35m)

Single glazed bay window to the front. Radiator.

Bedroom Two 13' 11" x 11' 0" max (4.24m x 3.35m)

Single glazed window to the rear. Radiator.

Bedroom Three 10' 2" x 7' 11" max (3.10m x 2.41m)

Single glazed window to the front. Radiator.

Bathroom

Two frosted single glazed windows to the rear. Panelled bath. Pedestal wash hand basin. Storage cupboard (housing boiler). Radiator.

WC

Frosted single glazed window to the side. Low level WC.

External

Driveway. Gardens to the front and rear.

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

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