



Heathfield West Allotment

- Semi Detached House
- Three Bedrooms
- Kitchen with Integrated Appliances
- In Need of Modernisation,
- Vacant Possession
- Available by Auction, Option 1.

Online Auction September 30th2024

Guide Price £170,000

0191 246 3666
84 Park View, Whitley Bay, NE26 2TH

ROOK
MATTHEWS
SAYER

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Heathfield West Allotment

Entrance Door to:

ENTRANCE HALLWAY: Turned staircase to the first floor, radiator, door to:

DOWNSTAIRS CLOAKS/WC: low level w.c., pedestal washbasin, radiator

KITCHEN: (front): 9'10 x 9'6, (3m x 2.9m), a stylish range of base, wall and drawer units, contrasting worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, gas hob, double glazed window, central heating boiler, plumbed for automatic washing machine, tiled floor, tiled splashbacks

LOUNGE/DINING ROOM: (rear): 19'1 x 13'5, (5.82m x 4.09m), maximum, "L" shaped measurements, wood effect flooring, double glazed doors out to the rear garden, radiator, double glazed window

FIRST FLOOR LANDING AREA: loft access, airing cupboard, door to:

BEDROOM ONE: 10'6 x 10'6, (3.2m x 3.2m), double glazed window, radiator, door to:

EN-SUITE SHOWER ROOM: Shower cubicle, pedestal washbasin, low level w.c.,

BEDROOM TWO: 9'4 x 8'8, (2.84m x 2.64m), radiator, double glazed window

BEDROOM THREE: 9'11 x 6'8, (3.02m x 2.03m), radiator, double glazed window

FAMILY BATHROOM: comprising of, bath, pedestal washbasin, low level w.c., radiator, double glazed window

EXTERNALLY: Garden to front and rear, shared side driveway, detached garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Unknown

Mobile Signal Coverage Blackspot: No

Parking: Shared Driveway/ Detached Garage

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.

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: 125 years from 31 January 2006

Ground Rent: £[xx] per [month/annum]. Planned to increase by £[xx] every [xx] [months/years]

Service Charge: £[xx] per [month/annum]

Any Other Charges/Obligations: [xx & explain]

COUNCIL TAX BAND: C

EPC RATING: C

WB2667.AI.DB.29/08/2024.V.1



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

 The Property
Ombudsman