



Croft Close Ryton

- End Terrace House
- Two Bedrooms
- Garden
- Street Parking
- No Chain

Auction Guide Price £ 45,000+



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ROOK
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SAYER

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10 Croft Close

Ryton, NE40 3NR

FOR SALE BY AUCTION – OPTION ONE – 31ST OCTOBER 2024 – TERMS AND CONDITIONS APPLY –
WWW.AGENTSPROPERTYAUCTION.COM

TWO BEDROOM END TERRACE AVAILABLE WITH NO ONWARD CHAIN. COMPRISING OF ENTRANCE HALL WITH STORAGE CUPBOARD, KITCHEN WITH DINING SPACE AND LIVING ROOM WITH ACCESS TO THE GARDEN. UPSTAIRS THERE ARE TWO DOUBLE BEDROOMS ON WITH FITTED STORAGE AND A FAMILY BATHROOM. EXTERNALLY THERE IS AN ENCLOSED SOUTH FACING GARDEN TO THE REAR AND OUTDOOR STORAGE TO THE FRONT. ON STREET PARKING IS AVAILABLE. CALL US NOW TO ARRANGE A VIEWING

The accommodation:

Entrance:

UPVC door to the front, storage, plumbed for washing machine and radiator.

Kitchen: 12'4" 3.76m x 8'8" 2.64m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit, gas hob, electric oven and grill.

Lounge: 15'8" 4.78m max x 13'6" 4.12m max L Shaped

UPVC window, wooden door to the garden and radiator.

First Floor Landing:

Loft access and storage.

Bedroom One: 15'8" 4.78m max x 10'6" 3.20m max L Shaped

UPVC window and radiator.

Bedroom Two: 15'5" 4.70m x 7'1" 2.16m

UPVC window, storage and radiator.

Bathroom:

Two UPVC windows, bath with shower, low level wc, vanity wash hand basin and heated towel rail.

Externally:

There is a South facing garden to the rear and storage to the front.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: SATELLITE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PARKING

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

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.

There is a service charge for maintenance of the outside garden areas which is £42.81 monthly with a review date of 2025.

COUNCIL TAX BAND: A

EPC RATING: C

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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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	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.

16 Branches across the North-East

