



Park Terrace Blaydon

- Mid Terrace House
- Two Bedrooms
- Two Reception Rooms
- Front Garden
- No Onward Chain

Auction Guide Price £ 95,000+



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

6 Park Terrace

Blaydon, NE21 5ER

FOR SALE BY AUCTION – 12th DECEMBER 2024 - OPTION TWO – TERMS AND CONDITIONS APPLY

THIS TERRACED HOUSE, CURRENTLY LISTED FOR SALE, OFFERS AMPLE LIVING SPACE THERE ARE TWO RECEPTION ROOMS AND THREE SPACIOUS DOUBLE BEDROOMS. THE HOUSE IS WELL SUITED FOR A FAMILY LOOKING FOR A PLACE TO CALL HOME THAT IS CONVENIENTLY LOCATED NEAR PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES.

THE HOUSE FEATURES TWO LARGE RECEPTION ROOMS. THE FIRST RECEPTION ROOM IS WONDERFULLY BRIGHT THANKS TO LARGE WINDOWS THAT LET IN AN ABUNDANCE OF NATURAL LIGHT. THE SECOND RECEPTION ROOM IS OPEN-PLAN, OFFERING PLENTY OF SPACE FOR BOTH DINING AND RELAXING, MAKING IT A PERFECT AREA FOR ENTERTAINING OR SPENDING QUALITY FAMILY TIME.

THE PROPERTY BOASTS THREE DOUBLE BEDROOMS, EACH OFFERING PLENTY OF SPACE FOR COMFORT AND RELAXATION. THE SECOND BEDROOM BENEFITS FROM AN EN SUITE WC, PROVIDING A TOUCH OF PRIVACY AND CONVENIENCE. THE KITCHEN IS A GALLEY STYLE WITH A GOOD SELECTION OF UNITS WHICH LEADS ON TO THE DOWNSTAIRS BATHROOM

THIS TERRACED HOUSE, WITH ITS SPACIOUS ROOMS AND IDEAL LOCATION, REPRESENTS AN EXCELLENT OPPORTUNITY FOR THOSE LOOKING TO BUY. THE PROPERTY, WITH ITS POTENTIAL FOR PERSONALISATION AND ITS PROXIMITY TO ESSENTIAL SERVICES, IS A REAL FIND IN TODAY'S MARKET.

The accommodation:

Lounge: 14'1" 4.29m into alcove x 13'2" 4.01m
UPVC window, UPVC door to the front and radiator.

Dining Room: 10'10" 3.30m x 7'10" 2.39m
UPVC door to the garden, storage, radiator and open plan to;

Kitchen: 9'0" 2.74m x 7'8" 2.33m
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink and drainer, integrated gas hob, electric oven and plumbed for washing machine.

Bathroom:
UPVC window, bath with shower over, low level wc, wash hand basin, fully tiled and radiator.

First Floor Landing:
Storage.

Bedroom One: 14'1" 4.29m into alcove) x 10'10" 3.33m
UPVC window and radiator.

Bedroom Two: 10'8" 3.25m x 8'3" 2.52m
UPVC window and radiator.

Bedroom Three: 9'11" 3.02m x 7'8" 2.33m
UPVC window and radiator.

WC:
UPVC window, low level wc and wash hand basin.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: UNKNOWN
Mobile Signal Coverage Blackspot: NO
Parking: 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

COUNCIL TAX BAND: A

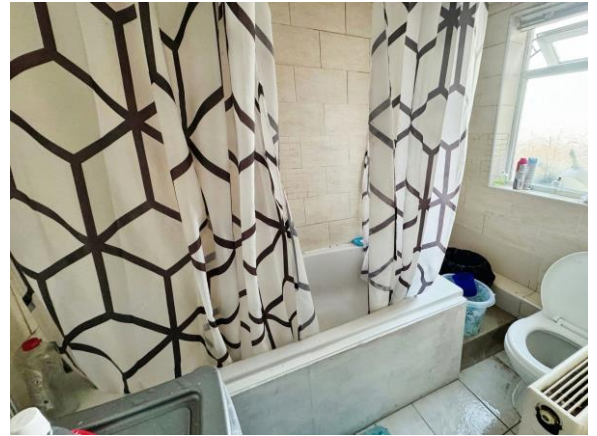
EPC RATING: D

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

RY0006902.VS.EW.30.10.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 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

