



## Canterbury Way

Wideopen

- Semi detached bungalow
- Extended sun room
- Ample off street parking
- 2 bedrooms
- Westerly facing garden
- Close to local shops, amenities and transport links

Auction Guide Price **£ 140,000**

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

ROOK  
MATTHEWS  
SAYER

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# Canterbury Way, Wideopen

For Sale by Auction: Thursday 12<sup>th</sup> December 2024, Option 2, Terms and Conditions apply.

An opportunity to purchase this traditional extended 2 bedroom semi detached bungalow close to local shops, amenities and transport links. The property offers great potential and benefits from a westerly facing garden, extended sun room to the rear, modern gas fired central heating, UPVC double glazing, ample off street parking and attached garage.

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](http://www.agentspropertyauction.com)

## ENTRANCE DOOR LEADS TO:

### ENTRANCE HALL

Entrance door, laminate flooring, radiator.

### LOUNGE 16'9 (into bay) x 11'9 (into alcove) (5.11 x 3.58m)

Double glazed bay window to front, feature fireplace, coving to ceiling, double radiator.

### SUN LOUNGE 13'6 x 11'11 (4.11 x 3.63m)

UPVC door to rear garden, two radiators.

### KITCHEN 11'9 x 9'5 into 7'1 (3.58 x 2.87 into 2.16m)

Fitted with a range of wall and basin units, single draining sink unit, gas cooker, fridge freezer, automatic washer, built in cupboard, radiator, door to garage, double glazed window.

### BEDROOM ONE 13'1 x 11'9 (max) (3.99 x 3.58m)

Double glazed window to rear, fitted wardrobes, coving to ceiling, radiator.

### BEDROOM TWO 9'9 x 9'6 (2.97 x 2.90m)

Double glazed window to front, laminate flooring, radiator.

## BATHROOM

Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC; tiled walls, access to loft space, double glazed frosted window.

## FRONT GARDEN

Driveway

## REAR GARDEN

Flower, tree and shrub borders, westerly facing.

## GARAGE

Attached, double timber doors, light and power points, combination boiler.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Cable

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: C

## EPC RATING: E

GS00015410.Dj.PC.10.12.24.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 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



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