

Druridge Drive

North Fenham

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Gardens to Front, Rear & Side
- Close to Amenities

Auction Guide Price: £90,000









DRURIDGE DRIVE, NORTH FENHAM, NEWCASTLE UPON TYNE NE5 3JS

PROPERTY DESCRIPTION

For sale by auction is this semi detached house located in North Fenham. The accommodation to the ground floor briefly comprises of hallway, lounge, dining area and kitchen. To the first floor is a landing, three bedrooms and bathroom. Externally, there are gardens to the front and rear.

The property benefits from double glazing throughout.

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: TBC

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

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

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. The owner is currently in the process of purchasing the Freehold, this will be completed on completion of a sale.

Length of Lease: 29 years remaining as at December 2024

Ground Rent: £8 per year. No service charge.

AUCTION

For Sale by Auction: Thursday 30th January 2025 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

Frosted double glazed window to the front. Stairs to first floor landing. Radiator.

Lounge 13' 6" x 13' 3" into bay (4.11m x 4.04m)

Double glazed bay window to the front. Radiator. Opens into dining area.

Dining Area 8' 8" x 7' 10" (2.64m x 2.39m)

Sliding door to the rear. Radiator.

Kitchen 7' 3" x 10' 8" (2.21m x 3.25m)

Double glazed window to the rear. Door to the rear. Gas cooker point. One and a half bowl sink/drainer.

First Floor Landing

Frosted double glazed window to the side. Loft access.

Bedroom One 13' 6" into wardrobe x 8' 7" (4.11m x 2.61m)

Double glazed window to the rear. Fitted wardrobe. Radiator.

Bedroom Two 10' 1" x 10' 2" (3.07m x 3.10m)

Double glazed window to the front. Radiator.

Bedroom Three 9' 5" x 7' 1" (2.87m x 2.16m)

Double glazed window to the front. Radiator.

Bathroom

Frosted double glazed window to the rear. Panelled bath with shower over. Pedestal wash hand basin. Low level WC.

Externa

Gardens to the front, side and rear.

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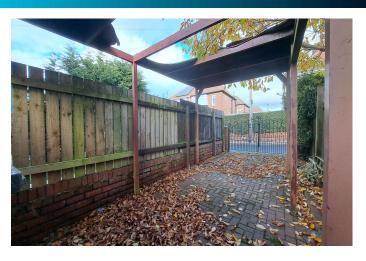












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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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