



Heddon View

Ryton

- Semi Detached House
- Two Bedrooms
- Front & Rear Gardens
- No Onward Chain
- For Sale By Auction

Auction Guide Price £ 65,000+



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30 Heddon View

Ryton, NE40 3JB

FOR SALE BY AUCTION – 30TH JANUARY 2025 – OPTION 2 – TERMS AND CONDITIONS APPLY

PRESENTING A SEMI-DETACHED HOUSE FOR SALE, BOASTING A UNIQUE CHARM AND SUBSTANTIAL POTENTIAL. THE PROPERTY OFFERS A PROMISING OPPORTUNITY FOR FIRST-TIME BUYERS AND INVESTORS, SEEKING TO TRANSFORM IT INTO A COSY, MODERN HOME. SITUATED CLOSE TO LOCAL AMENITIES, ITS LOCATION ADDS TO ITS APPEAL BY ENSURING CONVENIENCE AND ACCESSIBILITY.

THE LAYOUT OF THE HOUSE INCLUDES TWO DOUBLE BEDROOMS, ONE BATHROOM, A SEPARATE RECEPTION ROOM, AND A KITCHEN. THE FIRST BEDROOM COMES WITH THE ADDED BENEFIT OF BUILT-IN WARDROBES, PROVIDING AMPLE STORAGE SPACE. THE BATHROOM AND KITCHEN ARE IN NEED OF MODERNISATION, PRESENTING AN EXCELLENT CHANCE FOR THE NEW OWNERS TO PERSONALISE THESE SPACES TO THEIR TASTE.

THE RECEPTION ROOM IS A SEPARATE SPACE, IDEAL FOR ENTERTAINING OR UNWINDING. THE HOUSE, IN ITS ENTIRETY, IS RIFE FOR REFURBISHMENT, A BLANK CANVAS FOR THOSE WITH A VISION TO CREATE THEIR IDEAL LIVING SPACE.

THIS PROPERTY PRESENTS A PROMISING OPPORTUNITY FOR THOSE LOOKING TO EMBARK ON A HOME RENOVATION PROJECT. IT'S A HOUSE NOT JUST READY FOR CHANGE BUT ONE THAT NEEDS IT, OFFERING THE NEW OWNERS THE CHANCE TO MOULD IT INTO THEIR DREAM HOME. THE POTENTIAL THIS PROPERTY HOLDS IS IMMENSE, AND WITH THE RIGHT CARE AND CREATIVITY, IT CAN BE TRANSFORMED INTO A TRULY STUNNING RESIDENCE. EXPLORE THIS OPPORTUNITY AND ENVISION THE POSSIBILITIES THAT THIS HOUSE HOLDS.

The accommodation:

Entrance:
Wooden door to the front and radiator.

Lounge: 13'11" 4.24m max x 12'10" 3.91m
UPVC window and radiator.

Kitchen: 17'6" 5.33m x 9'0" 2.74m
Wooden door to the garden, Three UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink and drainer, plumbed for washing machine.

First Floor Landing:
UPVC window and storage.

Bedroom One: 12'4" 3.76m x 10'6" 3.20m
UPVC window, fitted wardrobes, storage and radiator.

Bedroom Two: 9'1" 2.77m x 8'10" 2.69m
UPVC window, storage and radiator.

Bathroom:
Two UPVC windows, shower, low level wc, vanity wash hand basin and radiator.

Externally:
There are gardens to both the front and rear of the property.

PRIMARY SERVICES SUPPLY

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

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

AGENTS NOTE – 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

COUNCIL TAX BAND: A
EPC RATING: TBC

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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



EPC WILL GO HERE

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