



## Brancepeth Avenue Grainger Park

- Pair of Flats
- Investment Opportunity
- Ground Floor – Three Bedrooms
- First Floor – Two Bedrooms
- Gardens to Front & Rear and Driveway

**Auction Guide Price: £99,950**

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**BRANCEPETH AVENUE, GRAINGER PARK, NEWCASTLE UPON TYNE NE4 8EA**

**PROPERTY DESCRIPTION**

Investment Opportunity

For sale by auction is this pair of flats located in Grainger Park. The accommodation to the ground floor flat briefly comprises of lounge, kitchen, three bedrooms and bathroom. To the first floor flat there is an entrance with stairs leading to first floor landing, lounge, kitchen, two bedrooms and bathroom. Externally there are gardens to the front and rear, and a driveway.

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 for each flat EPC Rating: C for each flat

**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 these properties are registered as one Freehold title. Should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

For Sale by Auction: Thursday 30th January 2025  
Option 1 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](http://www.agentspropertyauction.com)

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BRANCEPETH AVENUE, GRAINGER PARK, NEWCASTLE UPON TYNE NE4 8EA

## Ground Floor Flat

### Hallway

#### Lounge 10' 7" x 13' 7" (3.22m x 4.14m)

Double glazed window to the rear. Storage cupboard. Radiator.

#### Kitchen 8' 11" x 5' 9" (2.72m x 1.75m)

Gas cooker point. Door to rear.

#### Bedroom One 13' 5" x 13' 10" (4.09m x 4.21m)

Double glazed window. Radiator.

#### Bedroom Two 9' 3" x 8' 4" (2.82m x 2.54m)

Double glazed window to the rear. Radiator.

### Bathroom

Double glazed window. Panelled bath with shower over. Low level WC. Wash hand basin.

## First Floor Flat

### Entrance

Stairs leading to first floor landing.

### First Floor Landing

Loft access.

#### Lounge 9' 8" x 13' 8" (2.94m x 4.16m)

Double glazed window to the rear. Radiator.

#### Kitchen 8' 9" x 5' 8" (2.66m x 1.73m)

Double glazed window. Gas cooker point. Plumbed for washing machine.

#### Bedroom One 10' 3" x 13' 11" (3.12m x 4.24m)

Double glazed window. Radiator.

#### Bedroom Two 7' 4" x 8' 8" (2.23m x 2.64m)

Double glazed window. Radiator.

#### Bedroom Three 8' 5" x 8' 7" (2.56m x 2.61m)

Double glazed window. Radiator.

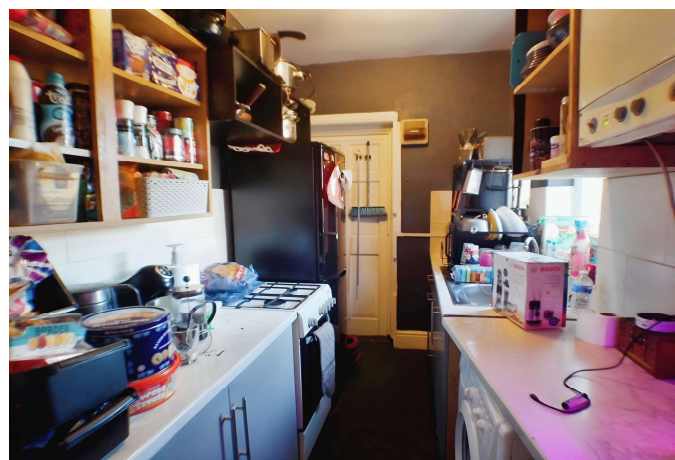
### Bathroom

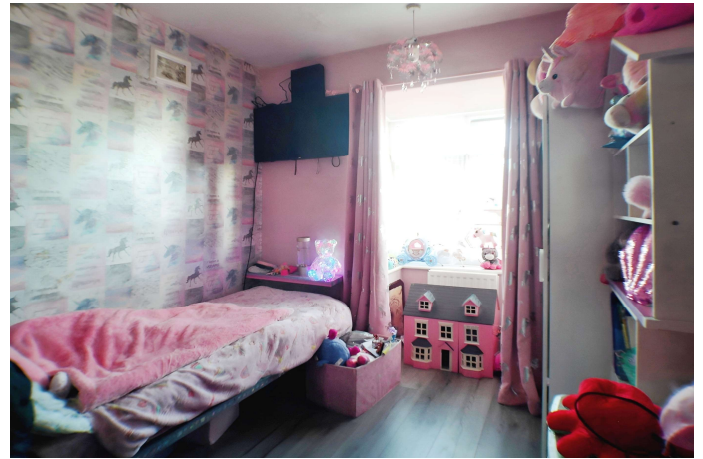
Double glazed window. Panelled bath with shower over. Low level WC. Wash hand basin. Radiator.

### External

Decking and patio area. Driveway.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

37 Brancepeth Avenue

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**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.

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