



## Ordley Close, Dumping Hall

- Mid terrace house
- Two bedrooms
- Kitchen
- Bathroom/W.C
- Allocated parking space

**Auction guide price: £115,000**



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# Ordley Close, Dumpling Hall, NE15 7XT

For sale by auction - Live online Auction 27<sup>th</sup> February 2025 - Option 2

I am thrilled to present to you this terraced house, currently available for purchase. This property offers an excellent opportunity for first-time buyers or investors looking to acquire a delightful home benefiting from local amenities, public transport links, and nearby schools.

The residence comprises two bedrooms, a single reception room, kitchen, and bathroom/W.C. The property also offers the added benefit of a allocated parking space.

Externally there are front and rear gardens, both mainly laid to artificial lawn.

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)

Lounge 12' 5" Plus bow window x 11' 7" Including stairs (3.78m x 3.53m)

Double glazed bow window to the front, central heating radiator, laminate flooring, television point and stairs up to the first floor.

Kitchen 11' 7" x 7' 10" (3.53m x 2.39m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl sink with mixer tap and drainer, plumbing for an automatic washing machine, tiled flooring, central heating radiator, double glazed window, and door to the rear.

Landing

Loft access.

Bedroom One 12' 2" max including wardrobes 11' 8" max including store cupboard (3.71m x 3.55m)

Double glazed window to the front, central heating radiator, storage cupboard and fitted wardrobes.

Bedroom Two 8' 6" max x 5' 7" max (2.59m x 1.70m)

Laminate flooring, central heating radiator and double glazed window to the rear.

Bathroom/W.C

Fitted with a three piece white coloured bathroom suite comprising low level w.c, panel bath with shower over and screen, vanity wash hand basin, central heating radiator and a double glazed window to the rear.

## Externally

Front Garden

Paved path to entrance with artificial lawn.

Rear Garden

Enclosed garden with artificial lawn, paved seating area and gravel borders.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

## 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

Leasehold. 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.

Length of Lease: 99 years remaining from 1<sup>st</sup> June 1994

Ground Rent: £25 per every 6 months.

EPC RATING: C

COUNCIL TAX BAND: A

WD8090/BW/EM/28.01.2025/V.1



**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.

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