



Twizell Avenue, Blaydon, Tyne And Wear, NE21 4EX

*****FOR SALE BY MODERN METHOD OF AUCTION***** This spacious three bedroom mid terrace is ideal for someone looking for a back to brick renovation project! To the ground floor there is white suite bathroom, kitchenette and lounge with under stairs storage. To the first floor there are three good sized bedrooms. Externally there is a courtyard garden to the front and yard to the rear. On street parking is available close by. This property is sold as seen and must be viewed to appreciate the potential this property holds. Awaiting EPC.

For Sale by Modern Auction – T & C's apply

Subject to Reserve Price

Buyer fees apply

Renovation Required

Sold As Seen

Awaiting EPC

Guide Price £45,000

Lounge 15' 10" x 13' 9" (4.82m x 4.19m) **Max**

The lounge features outlook to front garden and under the stairs cupboard.

Kitchen 7' 7" x 6' 2" (2.30m x 1.88m)

Kitchenette with bench space.

Bathroom 7' 2" x 6' 4" (2.19m x 1.94m)

Features bath, w/c and wash basin.

Bedroom 1 17' 4" x 9' 8" (5.29m x 2.95m) **Max****Bedroom 2** 12' 3" x 8' 11" (3.74m x 2.73m) **Max****Bedroom 3** 9' 3" x 8' 0" (2.82m x 2.45m)**Externally**

Courtyard garden to the front overlooking paved walkway and grass areas a short distance from Thomas Moore School. Enclosed yard to the rear with on street parking.

Additional Information

Awaiting EPC. Council tax band A. We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

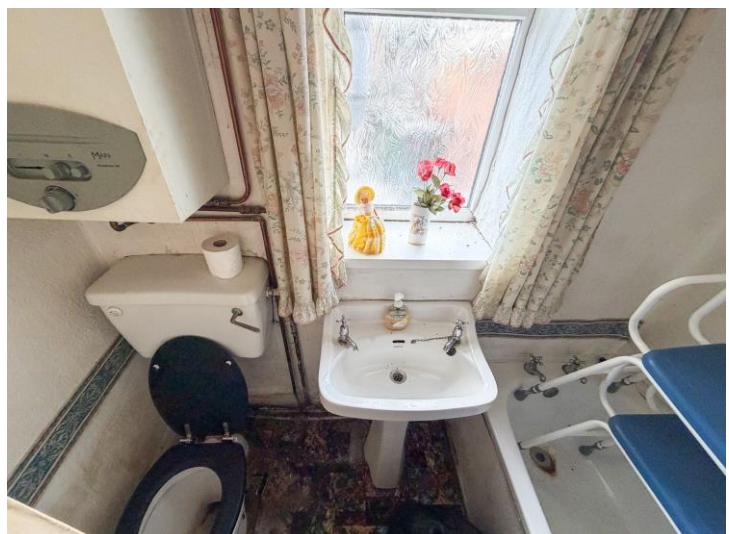
Important Note To Purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



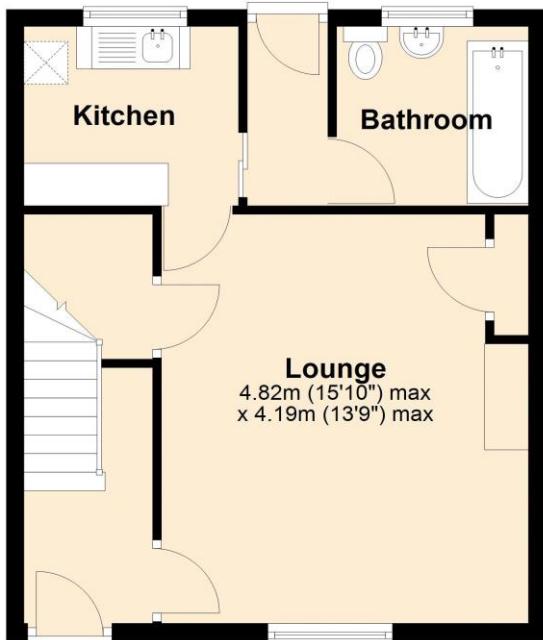


EPC Graph (full EPC available on request)

Floorplan

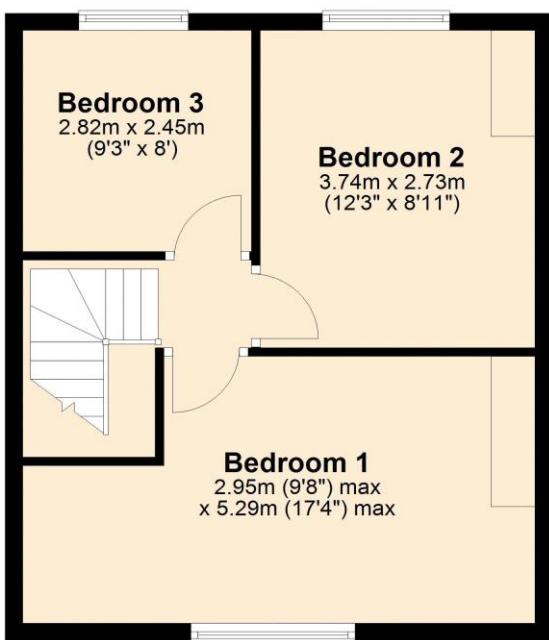
Ground Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



Total area: approx. 79.6 sq. metres (856.4 sq. feet)

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