

- 3 Bed Semi Det House
- Attached Garage
- For Sale by Modern Auction - T & C's Apply
- The Modern Method of Auction

- Gas CH & SUDG
- In Need of Updating
- Subject to Reserve Price

- Front & Rear Gardens
- No Upper Chain
- Buyers Fees Apply

FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID PRICE £140,000 plus Reservation fee - A fabulous opportunity to purchase a well presented 1950's 3 bedroomed semi detached house, with scope for some updating, to provide a superb family home to the purchasers' own taste and requirements. With gas fired central heating and sealed unit double glazing, the Reception Hall, with cloaks/storage cupboard, leads to the 22 dual aspect Lounge/Dining Room, with bay and the focal point of which is a coal effect gas fire within an ornate Adam style surround. The Kitchen is fitted with wall and base units, sink unit, plumbing for a washer, breakfast bar and a shelved pantry. Stairs lead from the hall to the First Floor Landing. Bedroom 1 is fitted with wall to wall wardrobes and there is a bay to the front. Bedroom 2 is the rear and has fitted wardrobes with storage cupboards over. Bedroom 3 is to the front and also has fitted wardrobes. The Bathroom/WC has a low level wc, pedestal wash basin, panelled bath with electric shower over and a cupboard housing the combi boiler. The Garage is attached, with up and over door, storage cupboard and a door to the rear.

Externally, the Front Garden is lawned, with hedge and block paved driveway to the garage. The larger Rear Garden has a lawn with borders well stocked with a variety of plants and shrubs and there is also a shed and cold water tap.

Birchwood Avenue is situated within a small and pleasant residential estate to the North of Gosforth, well placed for the A1 and A19 and with good road and public transport links into Gosforth and the city.

Reception Hall 10'3 x 6'9 (3.12m x 2.06m)

Lounge/Dining Room 13'0 x 22'8 (into bay) (3.96m x 6.91m (into bay))

Kitchen 9'7 x 8'0 (2.92m x 2.44m)

First Floor Landing

Bedroom 1 10'8 (max into 'robes) x 13'2 (into bay) (3.25m (max into 'robes) x 4.01m (into bay))

Bedroom 2 8'9 x 12'0 (max into 'robes) (2.67m x 3.66m (max into 'robes))

Bedroom 3 8'10 x 7'10 (2.69m x 2.39m)

Bathroom/WC 7'10 x 6'6 (2.39m x 1.98m)

Garage 17'9 x 7'8 (5.41m x 2.34m)

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, IAMSOLD Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

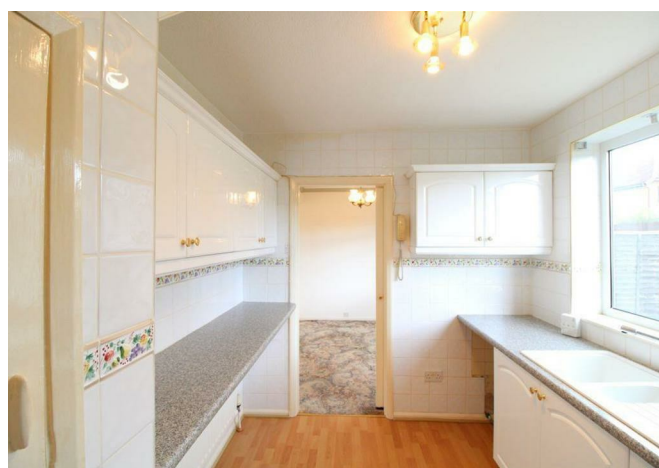
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with IAMSOLD and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by IAMSOLD.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

REFERRAL ARRANGEMENTS

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.





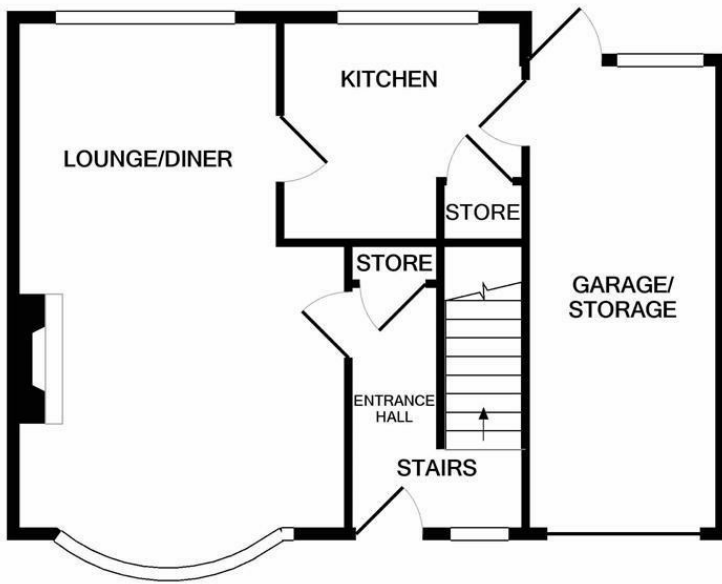
Energy Performance: Current D Potential C

Council Tax Band:

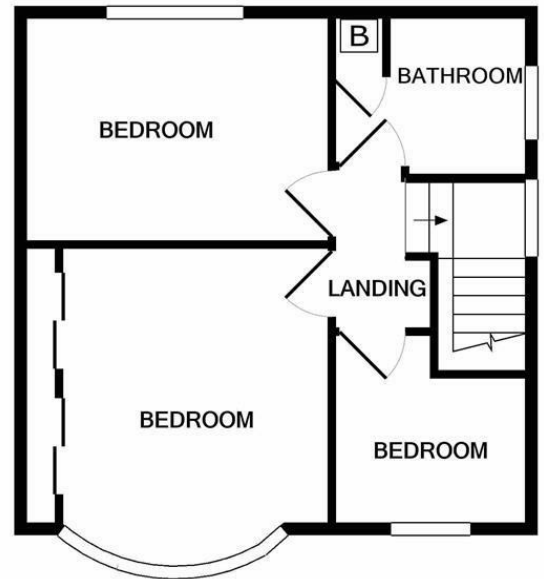
Distance from School:

Distance from Metro:

Distance from Village Centre:



GROUND FLOOR
APPROX. FLOOR
AREA 538 SQ.FT.
(50.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 938 SQ.FT. (87.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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