



- 4 Bedroom Semi Detached House
- Dining Room
- Subject to Reserve Price
- Council Tax Band C

- Great Potential
- Kitchen & Utility
- Bathroom & WC

- Lounge
- For Sale by Modern Auction - T & C's Apply
- Garage

**\*\*FOR SALE BY MODERN AUCTION\*\*** This extended 4 bedroomed semi detached house offers considerable character and charm and would benefit from some modernizing, providing a wonderful opportunity to create a fabulous home to the purchasers' own taste and requirements. With electric heating, the Entrance Porch, leads to Reception Hall, with original paneling and stairs to first floor. The Dining Room has attractive bay window to front and features the original, tiled fire surround. The Lounge is to the rear and also features the original, period fire surround with bay window overlooking the rear garden. The Kitchen, also to the rear is fitted with a range of base and wall units, sink unit, electric oven and hob. Door to the utility room with plumbing for a washer and doors to the rear garden and the Garage with roller access door. Stairs lead from the hall to a half landing with door to bedroom 4 with windows to front and rear. The main Landing, has access to the loft. Bedroom 1 has bay window to rear and has fitted wardrobes. Bedroom 2 is to the front, also with bay window. Bedroom 3 is to the front. The Bathroom has bath and wash basin and there is a separate wc.

Externally, the Front Garden is lawned, with a range of plants and shrubs to the borders and a block paved driveway to the garage. There is also a pleasant Rear Garden, with terrace and steps down to lawn with a variety of plants, shrubs and trees to borders.

This property is situated within a sought after and well established residential area, well placed for schools and with good road and public transport links into Gosforth, the city and other surrounding areas. There is also easy access to the A1.

#### **Entrance Porch**

#### **Reception Hall**

**Lounge 15'6" x 12'1" (4.738 x 3.707)**

**Dining Room 17'3" x 12'2" (5.259 x 3.721)**

**Kitchen 9'9" x 9'8" (2.977 x 2.948)**

**Utility 9'10" x 5'6" (3.021 x 1.7)**

**Garage 15'9" x 8'7" (4.807 x 2.635)**

#### **First Floor Landing**

**Bedroom 1 16'0" x 12'1" (4.895 x 3.698)**

**Bedroom 2 17'11" x 11'1" (5.472 x 3.381)**

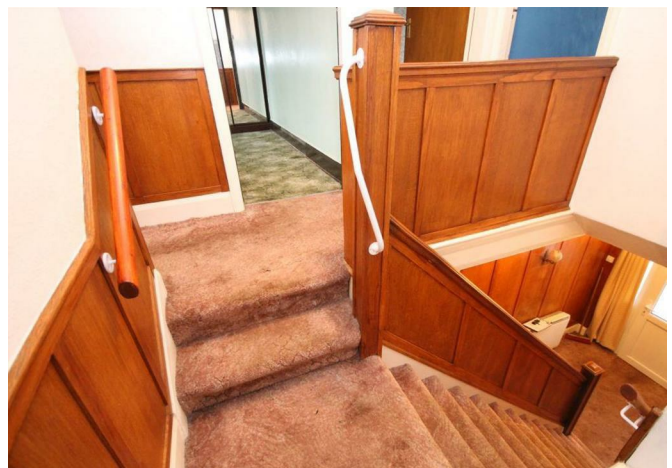
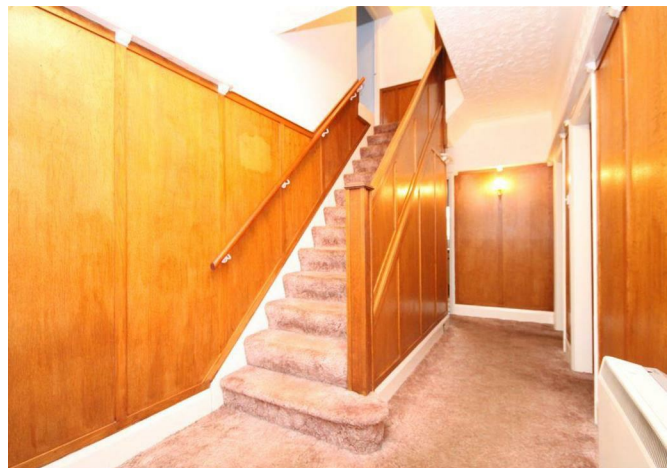
**Bedroom 3 12'1" x 6'11" (3.707 x 2.117)**

**Bedroom 4 25'8" x 8'5" (7.838 x 2.571)**

#### **Family Bathroom**

#### **Separate WC**

#### **Auctioneer Comments**





Energy Performance: Current Potential

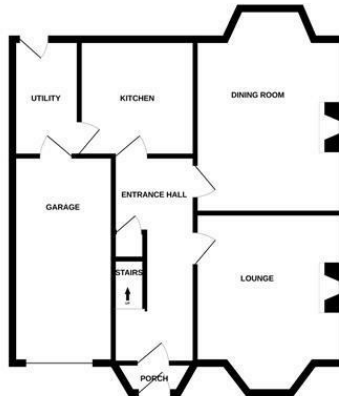
Council Tax Band: C

Distance from School:

Distance from Metro:

Distance from Village Centre:

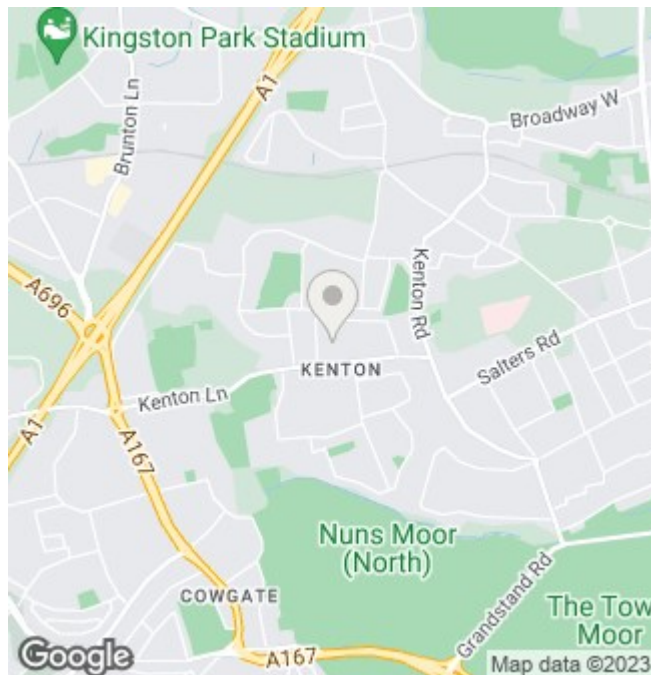
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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