



 **Jan Forster**

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Lavender Lane | | South Shields | NE34 0AP
Auction Guide £50,000



- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee
- Three Bedrooms
- Semi Detached
- Front and Rear Gardens
- Driveway
- Popular Location
- Freehold
- Viewing Recommended
- Call For More Information





Located on Lavender Lane in South Shields, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to create their ideal home.

For sale by Modern Method of Auction: Starting Bid Price £50,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

The property offers well-proportioned accommodation throughout, including a lounge, spacious kitchen-diner, three bedrooms and a family bathroom WC. Outside, there are generous front and rear gardens, along with a private driveway providing off-street parking.

Ideally situated, the property benefits from excellent transport links and is within easy reach of a wide range of local amenities, including shops, schools, and leisure facilities.

While the home would benefit from updating, it offers fantastic potential to add value and personalise to your own taste. Set within a sought-after residential location, this is an opportunity not to be missed for first-time buyers, families, or investors alike.

For more information and to book a viewing, please call our team on 0191 236 2070.

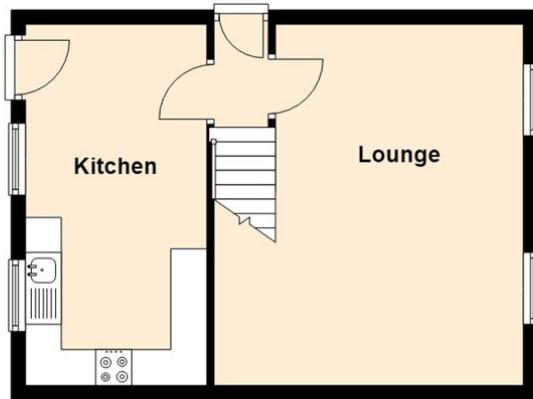
Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

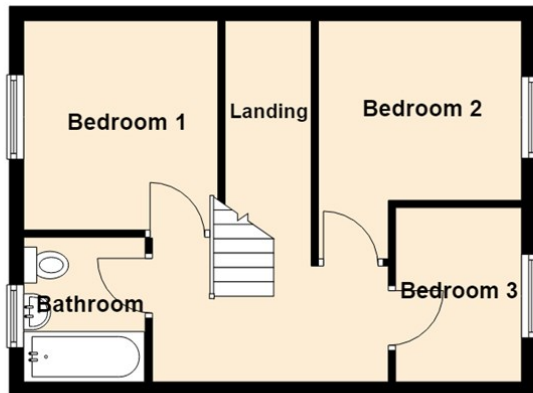
Council Tax Band: A



Ground Floor



First Floor



Lounge 16'6" x 12'4" (5.04 x 3.77)

Kitchen 16'6" x 8'3" (5.04 x 2.53)

Bedroom One 9'9" x 9'1" (2.98 x 2.78)

Bedroom Two 9'9" x 9'1" (2.98 x 2.78)

Bedroom Three 6'0" x 7'9" (1.83 x 2.38)

Auctioneers Comments

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		87	
(81-91) B			
(69-80) C	73		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

The difference between house and home

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