

MOVING HOMES

SALES & LETTINGS



Guide Price £110,000

Burt Avenue, North Shields

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LIVE ONLINE AUCTION – 24/04/2024 at 11:00. Option 2. Conditional Auction (option 2)

Online bidding will be opening 23/04/2024 at 11:00

Disclaimer One

This property is to be sold via conditional auction (option 2). The successful buyer will need to pay a non-refundable deposit of £3,000.00, this deposit will form part of the purchase price of the property. After the deposit has been taken the buyer will then have 28 days to exchange contracts. After the exchange of contracts this purchase must complete no later than 14 days from this date.

Disclaimer Two

Every auction property comes with a guide price and a reserve price. The guide price sets the starting point for bidding, while the reserve price represents the minimum price that the seller is willing to accept at auction. The auctioneer is not allowed to sell the property below this reserve price. The reserve price is not revealed to the public and is kept confidential between the seller and the auctioneer. It may be up to 10% higher than the guide price. Please note that both the guide price and the reserve price are subject to potential changes leading up to and including the day of the auction.

Disclaimer Three

At your request we can refer you to a Solicitor from our panel. It is your decision whether you choose to deal with them, should you decide to use them you should know that we would receive a referral fee of £180 including Vat from them for the recommendation. Reservation Fee This property is sold subject to a non-refundable reservation fee of £2,400.00 inc VAT (£2,000.00 plus VAT) The reservation fee does not form part of the purchase price. Legal Pack A legal pack will be available to download before the auctions end date. We strongly recommend all buyers to familiarise themselves with the legal pack prior to bidding.

Registration

To register to bid for this property please copy the link below into your browser. northwoodauctionne.com

Situated on Burt Avenue in this popular residential area of North Shields, sits this three bedroom mid terraced house. With its close proximity to shops, schools and other local amenities along with its ease of access to major transport routes, the A1058 Coast Road and the A19 linking both North & South of the region with the surrounding towns & villages and the City of Newcastle upon Tyne. The property benefits from gas central heating, double glazing and briefly comprises:- entrance hallway with stairs to first floor and understair storage, good sized lounge to the front of the property with feature fireplace and bay window. The kitchen has a wide range of wall and base units with complementing work surfaces, tiled splash back, hob and under bench oven and access to the rear garden. The spacious family bathroom is also on the ground floor and comprises of three piece white suite with shower over the bath. To the first floor there are three generous bedrooms, the master sits to the front of the property with built in storage cupboards. Externally there is off street parking to the front and a generous rear garden with paved patio area and lawn. To secure you're viewing in the first instance please contact Moving Homes on 01912964600 or visit our website movinghomesuk.com

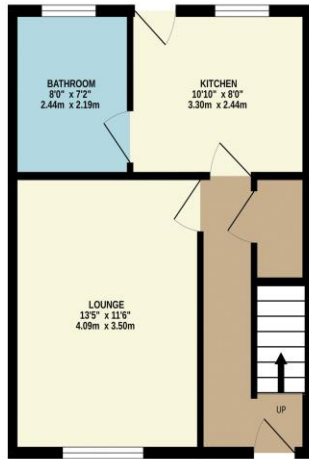
EPC Rating C <https://find-energy-certificate.service.gov.uk/energy-certificate/4637-8529-0309-0647-2222>

Council Tax Band A £1,408.23 pa

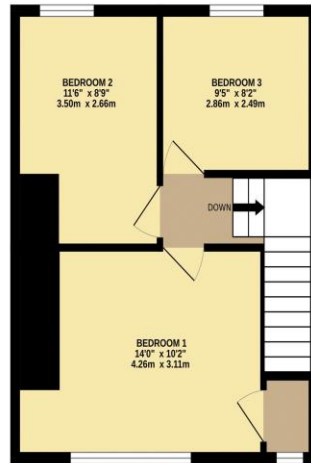
Tenure - The agent understands the property to be Freehold . However, this should be confirmed with a licensed legal representative.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA - 757 sq.ft. (70.3 sq.m.) approx.

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 misstatement. The 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 quantity or efficiency can be given.
Made with Metropix 12/24.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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