



## West Park Gardens, Winlaton, Tyne And Wear, NE21 5RE

\*\*\*FOR SALE BY MODERN METHOD OF AUCTION\*\*\*CHAIN FREE\*\*\* This three bedroom semi-detached family home would make an ideal home or buy to let investment following some updating works. The property comprises of entrance hall, lounge, dining room, kitchen and W/C to the ground floor. To the first floor are three bedrooms and a family bathroom W/C. Externally the property benefits from a spacious garden plot to the front, side and rear. Parking available on street. Viewing essential. Awaiting EPC rating.



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

Subject to Reserve Price

Buyers fees apply

Three Bedroom Semi Detached

Great Plot

Awaiting EPC Rating

**Guide Price £55,000**

**Lounge** 15' 0" x 13' 0" (4.57m x 3.95m) max  
Feature fireplace.

**Dining Room** 11' 10" x 8' 11" (3.60m x 2.72m)

**Kitchen** 11' 9" x 7' 11" (3.59m x 2.41m)  
Fitted with a range of wall and base units, integrated oven/hob. Space for freestanding appliances (not included).

**Ground Floor W/C** 5' 0" x 2' 7" (1.52m x 0.80m)  
W/C.

**Bedroom 1** 11' 11" x 11' 3" (3.62m x 3.44m)  
Built in cupboard.

**Bedroom 2** 11' 9" x 11' 6" (3.58m x 3.51m) max  
Built in cupboard.

**Bedroom 3** 8' 10" x 8' 2" (2.69m x 2.50m) max  
Built in cupboard.

**Bathroom** 8' 3" x 5' 2" (2.52m x 1.58m)  
Bath, wash basin, W/C.

#### Externally

Spacious front, side and rear gardens with potential for extension or off street parking (subject to relevant permissions). Parking available on street.

#### Additional information

We understand this property is freehold. Council tax band A. Please note: this property is classed as 'non-traditional construction'. The build type is known as Tarran. You should make enquiries with your financial and legal advisers for further information about this.

#### 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.

#### Auctioneers 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 will pay £300 inc VAT for this pack. 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 £450. These services are optional.

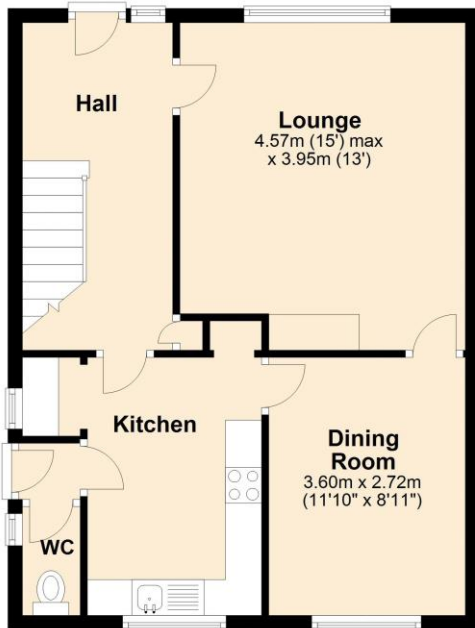




# Floorplan

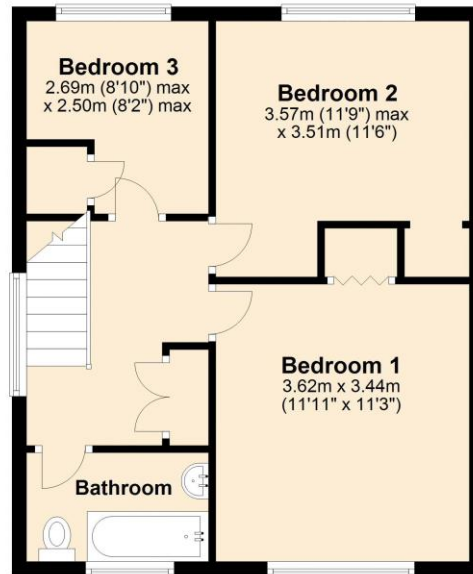
## Ground Floor

Approx. 50.7 sq. metres (545.4 sq. feet)



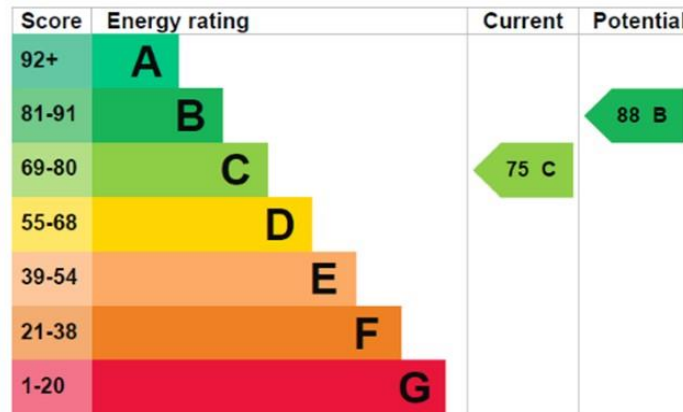
## First Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



Total area: approx. 95.9 sq. metres (1031.9 sq. feet)

## EPC Graph (full EPC available on request)



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