Brannen&Partners

www.brannen-partners.co.uk

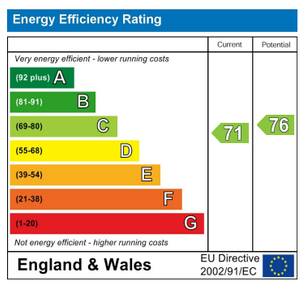
Verne Road, North Shields











Important Information
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Auction Guide £60,000

Description

PROPERTY FOR SALE BY MODERN METHOD OF AUCTION

SHOWING FANTASTIC POTENTIAL IS THIS SPACIOUS TWO BEDROOM MAISONETTE SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS - OFFERED WITH NO UPPER CHAIN

Positioned upon the popular Verne Road in North Shields close to local shops and amenities. Benefitting from private entrance, good sized accommodation set over two floors and shared yard.

Briefly comprising: Private entrance to a spacious hallway leading through to the rear of the property where there is a kitchen linking to a utility room where there is access out to the shared rear yard.

To the first floor is the living room overlooking the front of the property, featuring a bay window allowing plenty of light to fill the room. There are two bedrooms, one of which is a generous double benefitting from fitted sliding wardrobes. The bathroom comprises a bath with shower over, hand basin and W.C.

Externally to the rear is a shared yard.

The popular North Shields Fish Quay is just a short distance away, offering a vibrant selection of cafés, bars and restaurants. Nearby Tynemouth Village is also within easy reach and is renowned for its independent cafés, restaurants, boutique shops and the award-winning Longsands Beach, making it a highly desirable coastal destination.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Private Entrance Hallway

Kitchen
9'8" x 5'4"

Utility Room
10'8" x 5'7"

First Floor Landing

Living Room
14'0" x 10'10"

Bedroom One
12'0" x 11'4"

Bedroom Two
8'6" x 8'0"

Bathroom
7'11" x 7'6"

Externally
To the rear is a shared yard.

Tenure
Freehold



