

Park View | Winlaton | NE21 6NH

Auction Guide £120,000+

3 2 1

NO ONWARD CHAIN

OFF STREET PARKING

LOCAL AMENITIES

LARGE REAR GARDEN

MODERNISE OPPORTUNITY

LIVING/DINING SPACE

GROUND FLOOR WC

FREEHOLD

RMS | Rook Matthews Sayer

FOR SALE BY AUCTION – 10TH SEPTEMBER 2026 – OPTION ONE – TERMSAND CONDITIONS APPLY

THIS THREE-BEDROOM SEMI-DETACHED HOUSE IS FOR SALE AND OFFERS ACCOMMODATION THAT WOULD SUIT FIRST-TIME BUYERS AND FAMILIES. THE PROPERTY REQUIRES MODERNISING, PROVIDING AN OPPORTUNITY FOR BUYERS TO UPDATE AND PERSONALISE THE INTERIORS.

ON THE GROUND FLOOR, THERE IS AN OPEN PLAN LIVING AND DINING ROOM WITH LARGE WINDOWS, ALLOWING FOR GOOD NATURAL LIGHT. THE KITCHEN IS ACCOMPANIED BY A USEFUL UTILITY ROOM, PROVIDING ADDITIONAL STORAGE AND WORKSPACE. UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS, BOTH FEATURING BUILT-IN WARDROBES, AND A FURTHER SINGLE BEDROOM. THE SHOWER ROOM SERVES THE BEDROOMS.

EXTERNALLY, THE PROPERTY BENEFITS FROM OFF-STREET PARKING AND A LARGE REAR GARDEN, OFFERING OUTDOOR SPACE FOR A RANGE OF USES. THE SALE IS OFFERED WITH NO ONWARD CHAIN.

THE HOUSE IS WELL PLACED FOR LOCAL AMENITIES IN BLAYDON-ON-TYNE, INCLUDING SHOPS, SUPERMARKETS AND SERVICES IN AND AROUND BLAYDON TOWN CENTRE. THERE ARE LOCAL SCHOOLS WITHIN THE WIDER AREA, MAKING THE LOCATION PRACTICAL FOR FAMILIES.

PUBLIC TRANSPORT LINKS ARE AVAILABLE FROM BLAYDON RAILWAY STATION, WHICH OFFERS SERVICES TOWARDS NEWCASTLE AND HEXHAM. JOURNEYS INTO NEWCASTLE CITY CENTRE TYPICALLY TAKE AROUND 10–15 MINUTES BY TRAIN. THERE ARE ALSO LOCAL BUS ROUTES CONNECTING BLAYDON WITH NEIGHBOURING AREAS, PROVIDING OPTIONS FOR COMMUTING AND ACCESS TO FURTHER FACILITIES. GREEN SPACES AND RIVERSIDE WALKS ALONG THE TYNE ARE ACCESSIBLE WITHIN A SHORT DRIVE, OFFERING LEISURE OPPORTUNITIES CLOSE BY.

The accommodation:

Entrance Porch:
UPVC door to the front, UPVC windows, wooden door to;

Hall:
Storage and radiator.

Lounge: 13'1" 3.99m into alcove x 12'7" 3.84m
UPVC window, gas fire with surround, radiator and open plan to;

Dining Room: 10'2" 3.10m x 8'9" 2.67m
UPVC window and radiator.

Kitchen: 10'5" 3.18m x 8'9" 2.67m
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated electric oven, and grill, integrated gas hob and radiator.

Utility Room:
UPVC window, sink unit and plumbed for washing machine.

WC:
Metal frame window and wc.

First Floor Landing:
UPVC window, storage and loft access.

Bedroom One: 11'8" 3.56m x 9'4" 2.84m
UPVC window, two fitted wardrobes and radiator.

Bedroom Two: 12'8" 3.86m x 10'7" 3.22m
UPVC window, fitted wardrobes and radiator.

Bedroom Three: 8'7" 2.62m x 8'6" 2.59m
UPVC window and radiator.

Bathroom:
UPVC window, large shower, vanity wash hand basin, fully tiled and heated towel rail.

Externally:
There is a rear enclosed garden. To the front there is a garden with off street parking.

PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: CABLE
Mobile Signal Coverage Blackspot: No
Parking: DRIVEWAY

MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

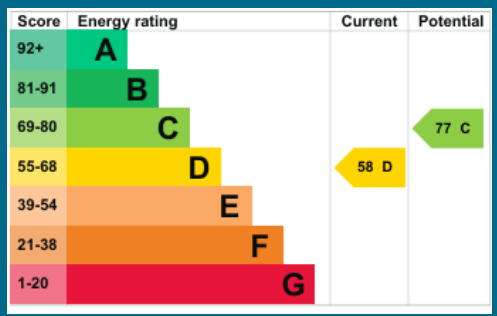
TENURE
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A
EPC RATING: D

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Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360



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The Property Ombudsman

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