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MORGY HILL EAST, RYTON

By Auction £85,000


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This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £90,000 + Reservation Fee

Brunton Residential are delighted to present this two-bedroom semi-detached property located in the popular village of Crawcrook.

The property benefits from a generously sized garden with convenient side access and offers excellent potential to be reconfigured into a three-bedroom home, if desired. Offered to the market with no onward chain, this property presents an ideal opportunity for a range of buyers.

Morgy Hill East is situated in the desirable village of East Crawcrook, just off Main Street, offering a pleasant village setting with excellent access to local amenities and transport links. Crawcrook village provides a good range of everyday facilities including a Co-operative store, independent shops, a butcher, greengrocer, hair salons, churches, a library, a doctor's surgery, public houses, and well-regarded primary schools including Emmaville and St Agnes'.

The property enjoys convenient access to the A695, providing straightforward routes towards Newcastle, Gateshead and the MetroCentre, while Newcastle city centre lies approximately 8 miles away. Regular bus services connect the village with surrounding towns and villages, and nearby railway stations at Wylam and Prudhoe offer additional transport options.
The surrounding Tyne Valley countryside provides a wealth of scenic walking and cycling routes, including sections of Hadrian's Way and the Keelman's Way, making the area ideal for those who enjoy outdoor recreation while still benefiting from good connectivity to nearby urban centres.

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The property itself is a well-maintained two-bedroom end terrace that should appeal strongly to first-time buyers. The accommodation comprises a ground-floor entrance leading to the bathroom on the left-hand side. The bathroom is fitted with a bath and shower over, and there is a useful storage cupboard housing the boiler. From here, the layout flows into the kitchen-diner, which is fitted with a range of wooden units, a wood-clad ceiling, a stainless-steel sink and a freestanding cooker. The kitchen then leads through into the lounge, this is a generous room featuring a fireplace with an inset gas fire, creating a warm and comfortable main living space.

To the first floor, there are two large double bedrooms, both benefiting from built-in wardrobes and storage cupboards. With properties of this style, it is not uncommon for owners to divide the principal bedroom to create a third bedroom, and this could be achieved with the addition of a stud wall if required, subject to individual needs.

Externally, the property benefits from a rear yard and a substantial lawned garden with side access and hedged boundaries and attractive crocus bulbs, providing a pleasant outdoor space rarely found with properties at this price point.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangement
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.





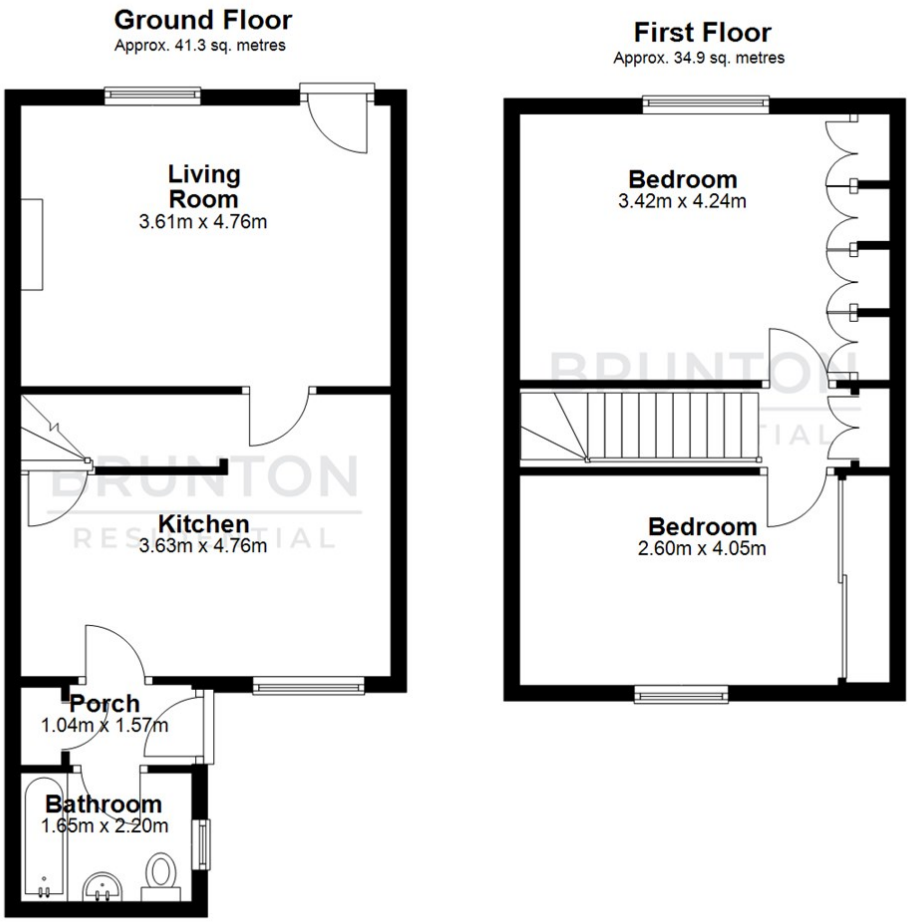
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TENURE : Freehold

LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : A

EPC RATING : D



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



