





- For Sale by Modern Auction
- Subject to Reserve Price
- The Modern Method of Auction
- Excellent Transport Links
- Call For More Information
- T & C's Apply
- Buyers Fees Apply
- Council Tax Band *A*
- Viewing Recommended
- Video Tour Available





** Video Tour on our YouTube Channel | <https://youtu.be/ewfhkvP60Pw>
**

For sale by Modern Method of Auction: Starting Bid Price £54,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

This charming, one-bedroom first floor property is located in a desirable residential area, close to excellent amenities and transport links. The property is offered for sale with the benefit of no upper chain and will appeal in particular to first time buyers.

Wardley benefits from its proximity to both Newcastle and Sunderland, with great road connections including the A184. The Pelaw and Heworth Metro stations are also close by, providing efficient links across Tyne and Wear - ideal for daily commutes or exploring the vibrant cultural scene of nearby cities. The area is also within convenient reach of popular attractions such as Herrington Country Park and the renowned Beamish Museum, perfect for leisurely days out.

Internally the property briefly comprises: - entrance and stairs to the first-floor landing, spacious lounge, kitchen, one double bedroom with a fitted wardrobe and a modern bathroom WC with shower over the P-shaped bath. The property also benefits from double glazing, gas central heating and a private driveway for off street parking.

Early viewings are highly recommended. To book yours or for more information, please call our team on 0191 236 2070.

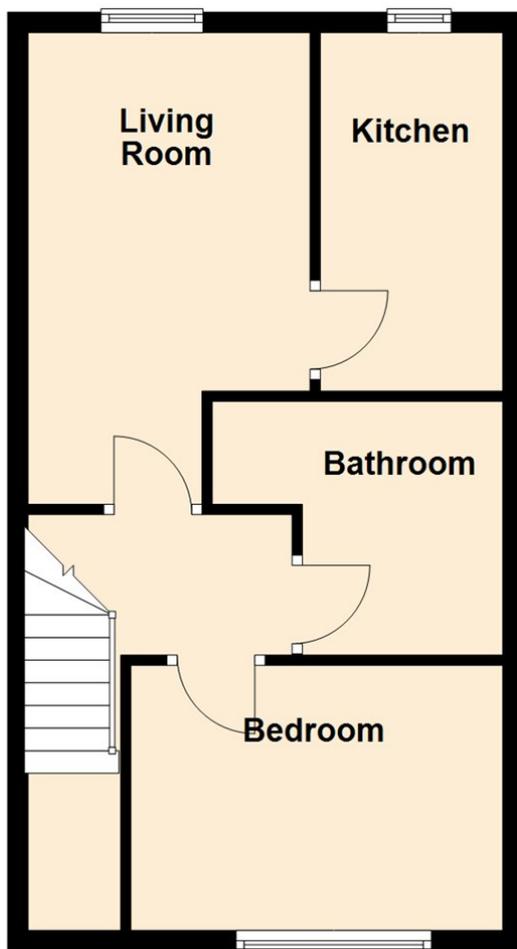
Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *A*.



First Floor



Lounge 15'0" x 9'1" (4.59 x 2.77)

Kitchen 11'5" x 5'10" (3.48 x 1.78)

Bedroom 8'8" x 8'9" (2.66 x 2.68)

Auctioneer's Comments

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

The difference between house and home

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