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76 ADDYCOMBE TERRACE, HEATON, NE6 5NA



**To be sold by auction upon our premises in
Algernon Road, Newcastle upon Tyne NE6 2UN**

Tuesday 22 May 2018 at 10.30 am

A two bedroom Tyneside flat in need of renovation.

EPC report – Grade D

Auction Guide Price - £70,000

76 Addycombe Terrace, Heaton NE6 5NA

The property opens to an entrance porch with a door leading to the hallway.

Central heating radiator fitted in hall.

Bedroom one has a bay window and a central heating radiator.

3.9 meters x 4.4 meters.

Bedroom two is fitted with a central heating radiator.

2.6 meters x 3.2 meters

The lounge contains a central heating radiator, a gas fire and two fitted cupboards, along with a door that leads to the kitchen.

4.2 meters x 4.5 meters

The kitchen contains a sink connection, a gas connection and a door leading to the bathroom.

2.5 meters x 2.4 meters

The bathroom contains a shower, a central heating radiator, a Main Combi 30HE boiler and a separate sink area.

1.6 meters x 1.5 meters.

The property is double glazed throughout.

As well as walled back yard being an end of terraced property it benefits from surplus hard standing to its southern boundary.

Approximately 2.8 meters (width) x 18 meters (length)

The property requires extensive renovation.

Main Terms and Conditions:

There will be **NO** buyer's premium payable on the hammer price.

The property is sold 'as seen'.

None of the services have been tested.

Measurements, where given, are approximate and for descriptive purposes only.

Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts.

These details are provided in good faith and do not constitute any part of a contract.