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**10 Curtis Road, Fenham,  
Newcastle upon Tyne NE4 9BH**



**To be sold by auction upon our premises  
Algernon Road, Newcastle upon Tyne NE6 2UN  
Tuesday 9 April 2019 at 10 am**

**A traditional four bedroomed mid terraced property.**

**Awaiting EPC Report**

**Auction Guide Price - £210,000**

Weekly auctions of antique & later furnishings held in our premises on Algernon Road, Newcastle upon Tyne.

# 10 Curtis Road, Fenham, Newcastle upon Tyne NE4 9BH

A mid terrace home located within this popular residential street conveniently located for local shops, amenities and transport links. There is a town garden to the front with court yard to the rear and a garage.

The accommodation comprises; entrance vestibule, hallway, lounge, dining room, breakfasting kitchen, staircase to landing, family bathroom, separate w.c, stairs to full landing, three bedrooms and the top floor has fourth bedroom.

Entrance door and secondary door into;

Reception hall

Staircase to the first floor, coving to ceiling and a radiator.

Lounge - 13' 9" x 16' 8" (4.19m x 5.08m)

Double glazed bay window to the front, fireplace with living flame effect gas fire, coving and rose to the ceiling, picture rail and a radiator.

Dining room - 11' 5" x 18' 0" (3.48m x 5.48m)

Double glazed window and door leading out to the rear courtyard, marble effect fireplace with living flame effect gas fire, coving and rose to ceiling and a radiator.

Breakfasting kitchen - 9' 3" x 15' 10" (2.82m x 4.82m)

Fitted with wall and base units, double sink, integrated electric 'Miele' oven, electric hob, part tiled to walls, radiator and a door leading to the garage.

First Floor Landing

Staircase to the top floor. Radiator.

Bathroom

Four piece suite; corner bath with shower tap over, walk in shower cubicle with shower, pedestal wash hand basin tiled to walls, ladder style radiator, a range of fitted storage cupboards and a double glazed frosted window to the rear.

Separate w.c

Low level wc, wash hand basin and double glazed window to the side.

Bedroom One - 10' 9" x 14' 9" (3.27m x 4.49m)

Double glazed window to the front, fitted wardrobes, picture rail and a radiator.

Bedroom Two - 11' 5" x 14' 11" (3.48m x 4.54m)

Double glazed window to the rear, a range of fitted bedroom furniture shelving and drawer units and a radiator.

Bedroom Three - 7' 4" x 10' 7" (2.23m x 3.22m)

Double glazed window to the front and a radiator.

Second floor landing

Bedroom Four - 12' 5" x 13' 9" (3.78m x 4.19m)

Two Velux s windows, built in storage cupboards and a radiator.

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Externally

A small garden to the front and an enclosed courtyard to the rear.

There is also a detached garage with roller shutter door, power, lighting, a wall mounted central heating boiler a door leads out to the courtyard.

**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.

Exchange contracts on the fall of the hammer.

Complete the sale within 28 days.

Pay a 10% NON-REFUNDABLE deposit subject to a minimum of £6,000.00.

Pay £200 towards the auction pack.