



Heybrook Avenue, Preston Grange



Ground Floor



Floor 1

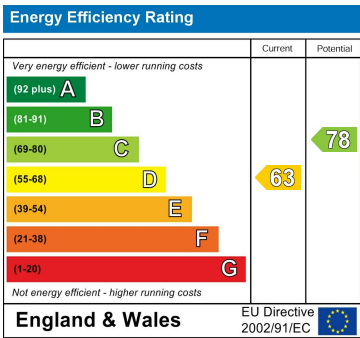
Approximate total area⁽¹⁾
915 ft²
84.9 m²
Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Important Information
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

By Auction £185,000

Description

PROPERTY FOR SALE BY MODERN METHOD OF AUCTION
- CASH BUYERS ONLY

AUCTION ENDING FRIDAY 29TH MAY AT 1PM

SHOWING FANTASTIC POTENTIAL FOR CASH BUYERS
ONLY IS THIS THREE BEDROOM DETACHED PROPERTY
OCCUPYING A GENEROUS PLOT SITUATED WITHIN THIS
SOUGHT AFTER RESIDENTIAL AREA IN PRESTON GRANGE
OFFERED WITH NO UPPER CHAIN

Briefly comprising: Occupying a sizeable corner plot is this
three bedroom detached property in need of a full
refurbishment. Entrance porch leads directly to the living
room, benefitting from a dual aspect with stairs to the
first floor. The kitchen overlooks the rear garden and an
archway leads to the dining room where sliding patio
doors give access out to the rear garden.

To the first floor are three bedrooms and bathroom.

Externally there are wrap around gardens, the private
rear garden is enclosed and generous in size. To the front
there is driveway parking and a garage.

Preston Grange, North Shields is a sought after residential
area and has great road and bus routes to Newcastle City
centre and surrounding towns. There are excellent
schools within walking distance and fantastic leisure
facilities nearby. North Shields has a good array of local
amenities and local shops, a short car ride you can make
the most of the regenerated Fish Quay and Tynemouth
Village both offering a great selection of restaurants,
cafes and beaches.

This property is for sale by the Modern Method of
Auction, meaning the buyer and seller are to Complete
within 56 days (the "Reservation Period"). Interested
parties personal data will be shared with the Auctioneer
(iamsold).

If considering buying with a mortgage, inspect and
consider the property carefully with your lender before
bidding.

A Buyer Information Pack is provided. The winning bidder
will pay £300.00 including VAT for this pack which you
must view before bidding.

The buyer signs a Reservation Agreement and makes
payment of a non-refundable Reservation Fee of 4.50% of
the purchase price including VAT, subject to a minimum of
£6,600.00 including VAT. This is paid to reserve the
property to the buyer during the Reservation Period and is
paid in addition to the purchase price. This is considered
within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or
Auctioneer in which they will receive payment from the
service provider if the service is taken. Payment varies but
will be no more than £450.00. These services are optional.

Entrance Porch

Living Room
22'1" x 18'8"

Kitchen
9'4" x 9'4"

Dining Room
10'2" x 7'10"

Bedroom One
11'1" x 9'6"

Bedroom Two
8'10" x 8'9"

Bedroom Three
8'10" x 7'9"

Bathroom
7'5" x 5'5"

Externally

Externally there are wrap around gardens, the private
rear garden is enclosed and generous in size. To the
front there is driveway parking and a garage.

Tenure

Freehold

