

940 Shields Road

Walkergate, Newcastle Upon Tyne, NE6 4QQ

**** ATTENTION CASH BUYERS ** UPDATING REQUIRED ** THREE BEDROOM SEMI DETACHED HOUSE ** CLOSE TO LOCAL AMENITIES, METRO STATION AND GREAT ROAD LINKS TO CITY CENTRE ** COUNCIL TAX BAND B ** ENERGY RATING D ****

Click the link or copy into a browser to view the live auction and to place a bid.

<https://next2buy.iamsold.co.uk>

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 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 4.5% 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Offers Over £110,000

940 Shields Road

Walkergate, Newcastle Upon Tyne, NE6 4QQ



- Chain Free
- Three Bedroom Semi Detached House
- Updating Required
- Garage
- Driveway
- Rear Garden
- Close to Metro Station and Local Amenities
- Council Tax Band B
- EPC D

Entrance

Hallway

6'4" max x 15'5" (1.94 max x 4.70)

Open Plan Lounge/Diner

29'11" into bay x 13'5" max (9.14 into bay x 4.10 max)

Kitchen

9'4" x 7'2" (2.85 x 2.20)

Garage

Stairs to first floor

Landing

10'4" x 8'1" (3.16 x 2.47)

Bedroom 1

15'7" into bay x 11'8" (4.77 into bay x 3.56)

Bedroom 2

12'2" x 11'8" (3.72 x 3.57)

Bedroom 3

8'2" x 7'1" (2.49 x 2.17)

WC

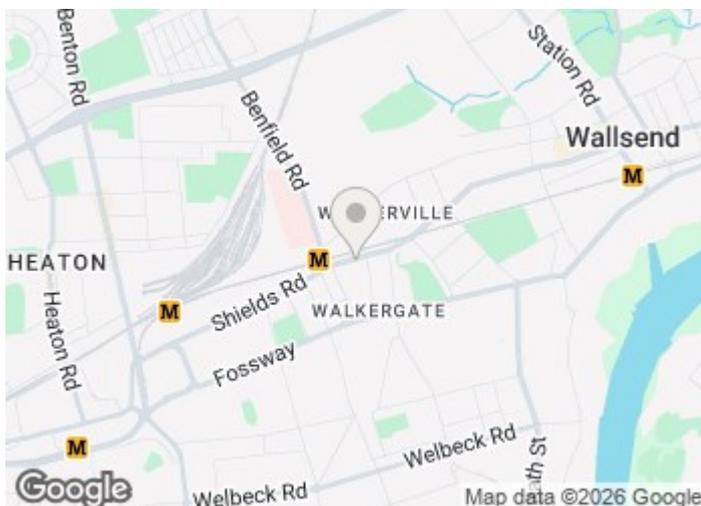
4'8" x 2'7" (1.44 x 0.80)

Bathroom

8'1" x 5'2" (2.47 x 1.60)

External

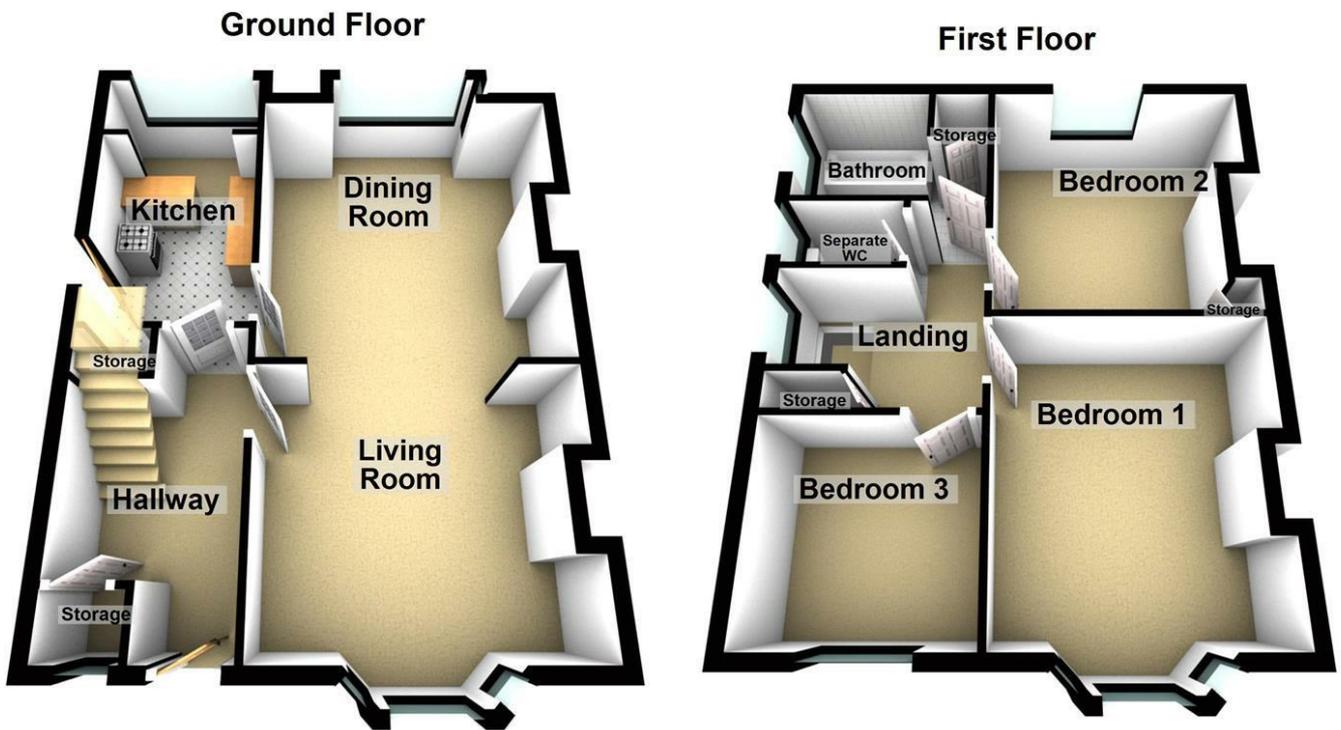
Para - Material Information



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 57 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |