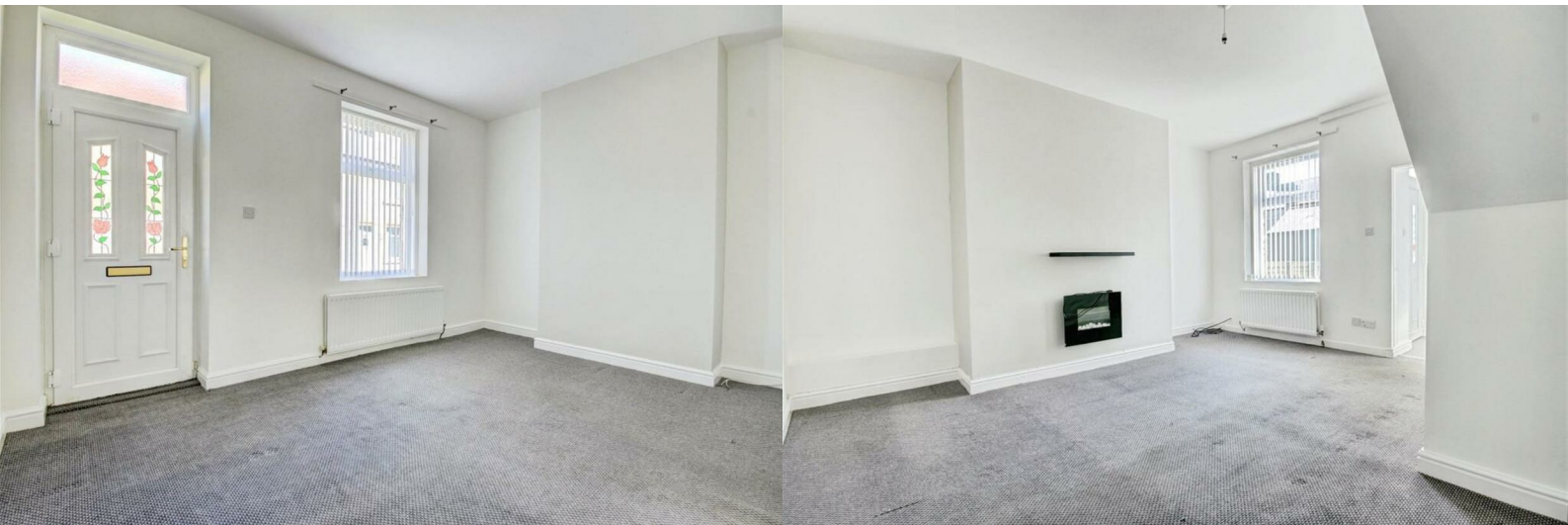




4 Humber Street

Chopwell, Newcastle Upon Tyne, NE17 7DQ

Guide Price £45,000



Appealing to both the private residential buyer and the buy to let investor is this well presented two bedroom, two reception room mid terrace house offered for sale with vacant possession. The property is fronted onto a grassed pedestrian walkway and benefits include an upstairs bathroom, two reception rooms, double glazed window's, gas central heating, modern kitchen fitments and a yard to the rear. Property briefly comprises living room, dining room, kitchen to the ground floor. There are two bedrooms and a family bathroom to the first floor. Externally there is a yard to the rear.



Living Room

14'80 x 11'18 (4.27m x 3.35m)

4.27m x 3.35m

Part glazed upvc entrance door, double glazed window to front elevation and radiator.

Dining Room

15'09 x 14'80 max into recess (4.80m x 4.27m max into recess)

4.80m x 4.27m max into recess

Electric wall mounted heater, double glazed window to rear elevation, radiator, access doorway with stairs to first floor.

Kitchen

10'50 x 6'53 (3.05m x 1.83m)

3.05m x 1.83m

Range of wall and floor units with laminate worktop surfaces, built in electric oven and hob with extractor hood, sink unit and drainer, plumbing for washing machine, tiled splashback, radiator, part glazed upvc door to rear and double glazed window.

First Floor Landing

Bedrom One

14'77 x 11'60 (4.27m x 3.35m)

4.27m x 3.35m

Double glazed window to front elevation and radiator

Bedroom Two

14'67 8'55 max (4.27m 2.44m max)

4.27m 2.44m max

Double glazed window to rear elevation and radiator.

Bathroom

Three piece suite comprising bath with electric

shower over, low level wc, pedestal wash hand basin, built in cupboard housing central heating boiler, radiator, double glazed window to rear elevation and tiled splashback.

Externally

Yard to rear with brick built store shed.

Disclaimer 1

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. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this property. For sale by auction see www.agentspropertyauction.com

Disclaimer 2

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+vat (total £2400) Auction Administration Fee. At your request we can refer you to a North East based Solicitor from our panel. It is your decision whether you choose to deal with them,

should you decide to use them you should know that we would receive a referral fee between £200 plus VAT (£240) and £400 plus VAT (£480) from them for the recommendation.

Disclaimer 3

A copy of the title is available upon request, we recommend all potential buyers take legal advice, satisfy their requirements on all matters and have finance in place prior to purchase.

Details awaiting vendors approval.

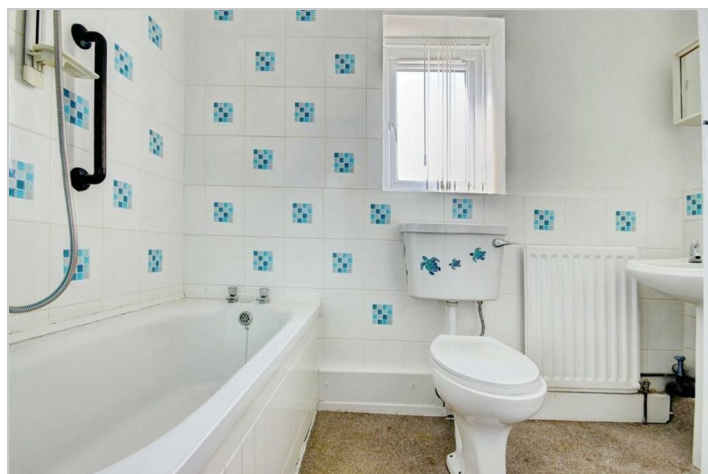
Disclaimer 4

We are advised by the seller that the property has mains provided gas, electricity, water (medium risk of surface water flooding and high risk from 2040-2060) and sewerage.

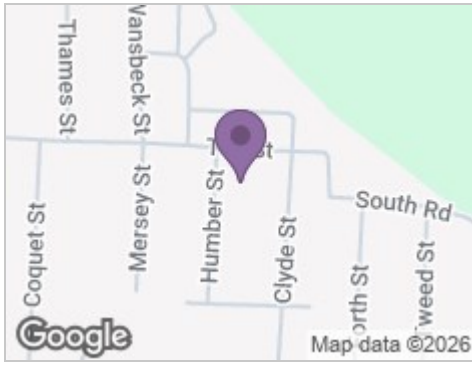
The energy performance certificate attached advises the property is brick built and provides further details regarding the property's construction.

Ofcom website states the average broadband download speed of 7Mbps and the fastest package of 80Mbps at this postcode: NE17 7DQ and mobile

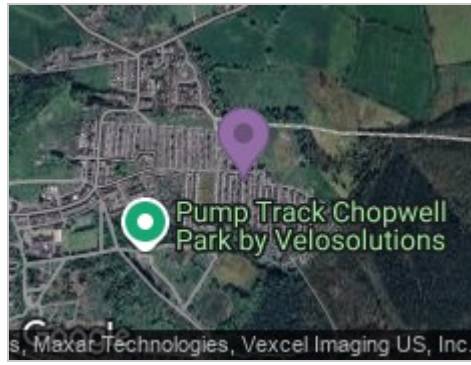
coverage is provided by EE (good), Three (good), O2 (good outdoor and variable indoor) and Vodafone (good outdoor and variable indoor)



Road Map



Hybrid Map



Terrain Map



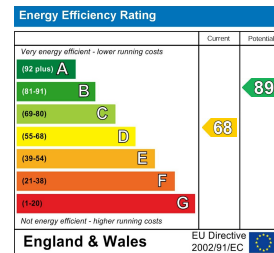
Floor Plan



Viewing

Please contact our The Agents Property Auction Office on 01661 831360 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.