





2



1



1

- Sought After Location
- No Upper Chain
- In Need Of Modernisation
- Must Be Viewed
- Two Bedroom House
- Rear Yard
- Ideal Investment





For sale by Modern Method of Auction: Starting Bid Price £45,000 plus Reservation Fee.

Attention investors two bedroom property in need of modernisation available with no upper chain and positioned on the sought after George Street within the popular Brunswick Village. Some amenities are available within the area itself with further amenities being offered Gosforth and Ponteland. Public transport links and trunk roads offer access across the region. Briefly comprising to the ground floor: - entrance lobby with stairs to the first floor landing and a door to the lounge, kitchen and shower room/wc. To the first floor there are two good size bedrooms. Externally the property offers a rear yard. We anticipate an extremely high level of interest in this property. For more information and to book a viewing please call our sales team on 0191 284 4050.

This property is for sale by The Great North Property Auction powered by iam-sold.





The difference between house and home

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www.janforsterestates.com


Lounge/Diner 15'2" x 16'2" (4.63 x 4.93)

Kitchen 7'9" x 11'3" (2.37 x 3.43)

Master Bedroom 14'11" x 9'11" (4.56 x 3.04)

Bedroom Two 12'4" x 8'0" (3.76 x 2.46)

Auctioneers Comments

| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 27 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | 1 | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

| | |
|----------------------------|---------------|
| Gosforth | 0191 236 2070 |
| Newcastle | 0191 284 4050 |
| Forest Hall | 0191 605 3134 |
| High Heaton | 0191 270 1122 |
| Low Fell | 0191 487 0800 |
| Tynemouth | 0191 257 2000 |
| Whitley Bay | 0191 251 3000 |
| Property Management Centre | 0191 236 2680 |

