



## 4 Grosvenor Drive, Whitley Bay, NE26 2JP

### For auction Starting Bid £240,000

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. A superb opportunity to purchase a LARGER STYLE SEMI DETACHED HOUSE in the centre of Whitley Bay that is IN NEED OF UPDATING and available with NO ONWARD CHAIN. Situated on Grosvenor Drive this three bedroom home briefly comprises; entrance hall, lounge, extended dining room and extended kitchen. To the first floor there are three bedrooms, bathroom and separate WC. Gas central heating and double glazing. Gardens to the front and rear. To arrange a viewing call COOKE & CO.



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### AUCTION

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance.

### NON-REFUNDABLE RESERVATION FEE

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 4.2% subject to a minimum of £6,000 INCLUDING VAT which secures the transaction and takes the property off the market.

### ACKNOWLEDGEMENT OF RESERVATION FORM

The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from The Great North Property Auction at: [www.gnpa.co.uk](http://www.gnpa.co.uk).

Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to the Modern Method of Auction, which is operated by The Great North Property Auction by iam-sold Ltd.

### TO VIEW OR MAKE A BID

To arrange a viewing contact Cooke & Co Estate Agents  
To make a bid visit: [www.gnpa.co.uk](http://www.gnpa.co.uk)

### GROUND FLOOR

#### ENTRANCE PORCH

Part glazed entrance door and window to the front, further door leads in to the hallway.

#### HALLWAY 14'1" x 8'7" (4.29m x 2.62m)

A spacious reception hallway with doors leading to the lounge, dining room and breakfast room, staircase to the first floor.



#### DOWNSTAIRS WC

#### LOUNGE 16'11" x 14'3" (5.16m x 4.34m)

A good size main reception room with double glazed bay window to the front, fireplace, radiator, TV point.



#### EXTENDED DINING ROOM 21'3" x 14'3" (6.48m x 4.34m)

A great size room to the rear which has been extended, feature fireplace, radiator. Double glazed patio doors to the rear.

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### **BREAKFAST ROOM 8'7" x 8'0" (2.62m x 2.44m)**

Double glazed window to the side, radiator, built in cupboard, door through to the kitchen.



### **FRONT DOUBLE BEDROOM ONE 13'5" x 11'6" (4.09m x 3.51m)**

Double glazed window to the front.



### **EXTENDED KITCHEN 11'4" x 9'4" (3.45m x 2.84m)**

Fitted with a range of wall and base units, sink unit, integrated double oven and electric hob with cooker hood above, spaces for a fridge and a freezer and plumbing for a washing machine, double glazed windows to the side and rear.



### **REAR DOUBLE BEDROOM TWO 12'11" x 11'5" plus wardrobes. (3.94m x 3.48m plus wardrobes.)**

Double glazed window to the rear.



## **FIRST FLOOR**

### **LANDING**

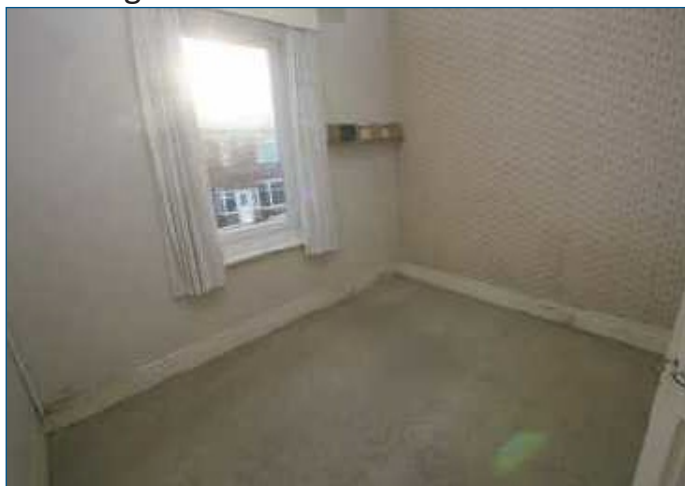
Doors lead to the three bedrooms and the bathroom and separate WC, double glazed window to the side.

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### FRONT BEDROOM THREE 9'10" x 9'1"

(3.00m x 2.77m)

Double glazed window to the front.



### SEPARATE WC

Low level WC, double glazed frosted window to the side.

### BATHROOM 9'10" x 5'2" (3.00m x 1.57m)

Fitted with a white suite comprising panelled bath with shower above and a pedestal wash basin, double glazed frosted window to the rear, radiator.



### EXTERNAL

To the front of the property there is a small town garden. To the rear there is a private garden, mainly lawned with a patio area.



### MORTGAGE ADVICE

A comprehensive mortgage planning service is available via Darren Smith of NMS Financial Limited. For a free initial consultation contact Darren on 0191 2510011.

**\*\*Your home may be repossessed if you do not keep up repayments on your mortgage\*\***

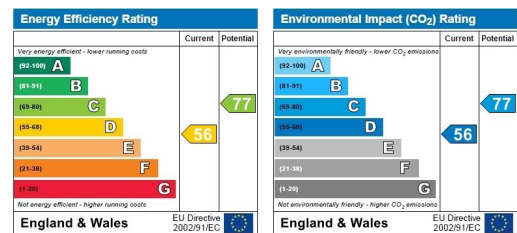
### COUNCIL TAX BAND

Search for your Council Tax band:  
<http://www.voa.gov.uk>

### SCHOOL CATCHMENT AREA

The link below shows school catchment areas in North Tyneside :  
<http://maps.northtyneside.gov.uk/Catchment/schoolCatchDiscl.html>

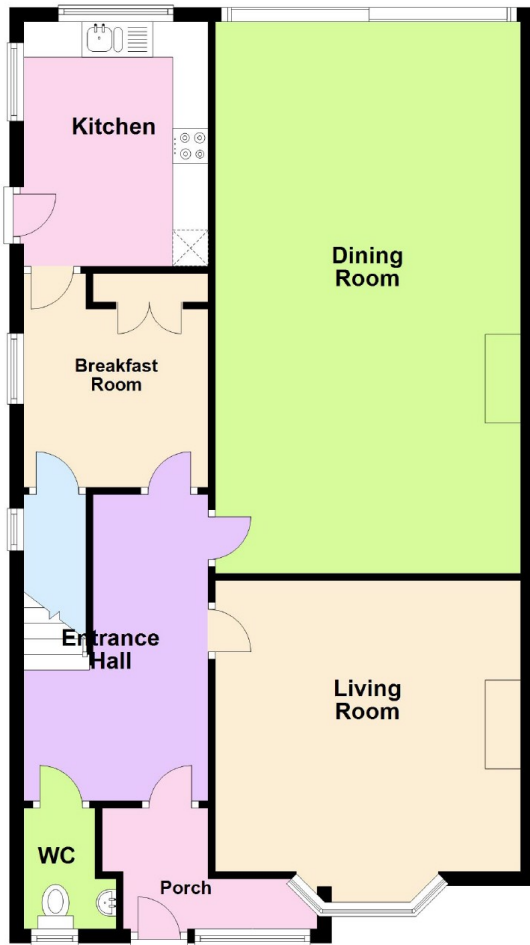
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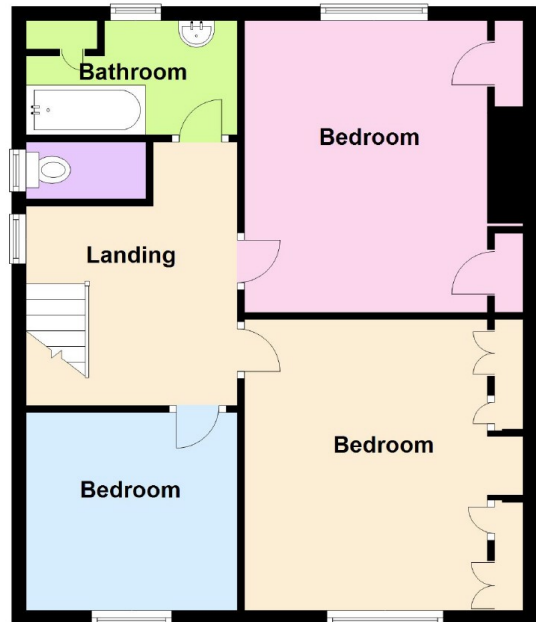
"The contents of the property as portrayed by attached photographs are not specifically included as part of any sale." "As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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Ground Floor



First Floor



Note : Plans are for illustration purposes only and are not to scale.  
Plan produced using PlanUp.