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CURZON PLACE, NEWCASTLE UPON TYNE, NE5

Guide Price £100,000

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This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £100,000+ Reservation Fee

Delightful four-bedroom detached home situated in the popular Blakelaw area of Newcastle Upon Tyne.

The property provides well-balanced accommodation including a generous dual-aspect living room, separate dining room, practical kitchen, downstairs WC and four bedrooms to the first floor. Three of the bedrooms are well-proportioned double rooms, whilst the fourth provides a good-sized single bedroom. The generous plot and gardens to three sides are a particular feature, with the existing outside space offering excellent potential for further improvement and landscaping.

Curzon Place is situated within Blakelaw, Newcastle Upon Tyne, providing access to a range of local amenities, schools and everyday facilities. The property also benefits from excellent transport links, making it well placed for access into Newcastle city centre and surrounding areas.

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The internal accommodation comprises: an entrance hallway with stairs rising to the first floor and access to the main ground floor accommodation. Positioned to the right is a convenient downstairs WC, whilst to the left is the dining room. The dining room is a bright and welcoming space, benefiting from a large window providing plenty of natural light, together with doors leading through to both the kitchen and living room. There is also useful under-stair storage.

The kitchen is positioned to the rear of the property and is fitted with a range of wall and base units. The room benefits from a dual-aspect layout, with a large window overlooking the rear garden and an external door providing direct access outside. The kitchen provides a practical space with excellent potential for updating as part of the property's overall modernisation.

The living room is a generous reception room with a dual-aspect layout. A large window overlooks the rear garden, whilst additional windows to the front allow plenty of natural light into the room, creating a bright and comfortable reception space.

To the first floor, a spacious landing provides access to all four bedrooms and the family bathroom, together with a useful storage cupboard. Bedrooms one, two and three are all well-proportioned double bedrooms, whilst bedroom four provides a good-sized single bedroom. The family bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC. The bathroom, like much of the property, would benefit from modernisation. There is also access to the loft from the bathroom, providing additional storage space, although the available space is restricted by the pitch of the roof.

Externally, the property occupies a generous plot with gardens to three sides. The front garden is laid to lawn and incorporates a driveway and pathway leading to the front entrance. There is a further lawned garden to the side, whilst the enclosed rear garden features a paved patio, small lawn, brick-built shed and an additional area offering potential for further improvement. Overall, the gardens provide a good amount of outside space and offer considerable scope for landscaping and enhancement.

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with Iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by Iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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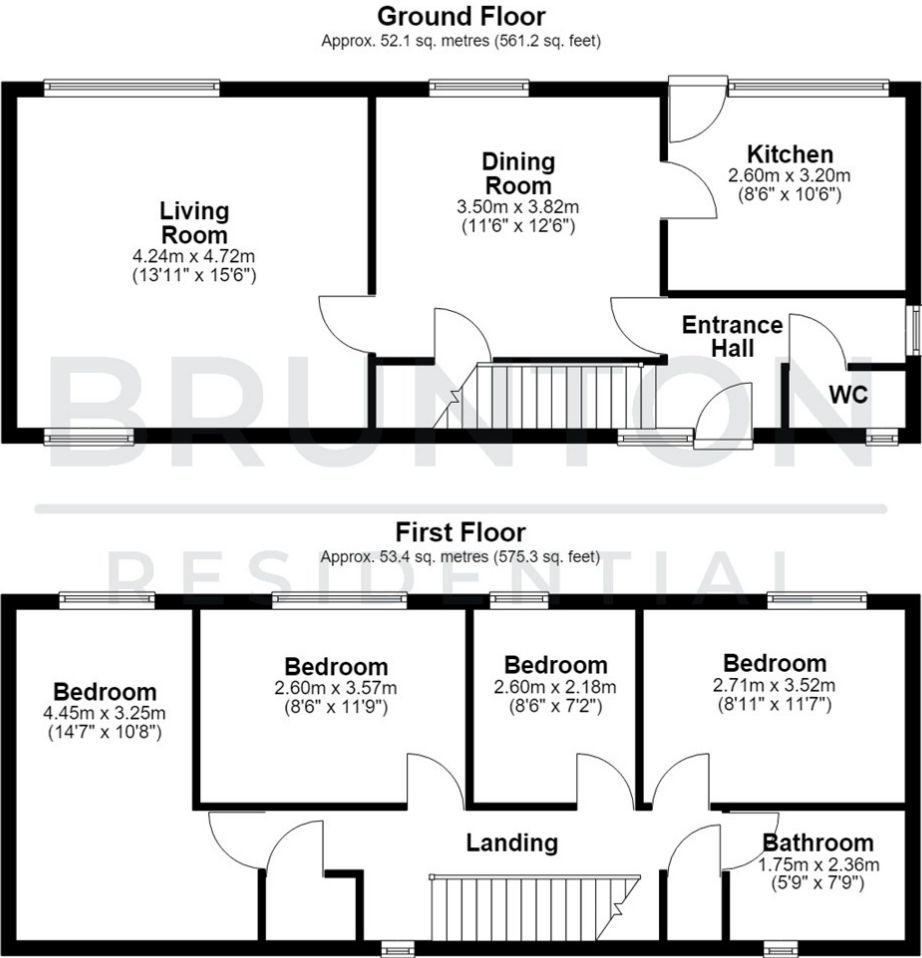
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING :



Total area: approx. 105.6 sq. metres (1136.5 sq. feet)



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

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