



Agents Property AUCTION

TOGETHER WE GET RESULTS

Auction Catalogue



THIS AUCTION

Monday 14th December 2015

at Marriott Hotel, Gosforth Park, Newcastle, NE3 5HN
5:30pm registration for 6:00pm start

Andrew Craig

WOOD
ESTATE AGENTS

kimmitt & roberts

Michael Poole

ROOK
MATTHEWS
SAYER



Richard Francis
Auctioneer MNAVA

01661 831 360
www.agentspropertyauction.com



Buyers Guide

IMPORTANT NOTES FOR ALL AUCTION BIDDERS

These notes and the auction terms and conditions are contained in the auction catalogue and online at www.agentspropertyauction.com or call **01661 831360**. All potential buyers and their legal representatives are advised to read them prior to bidding. All reasonable efforts have been made by the auctioneer, vendor and Partner Agents to ensure that the properties in this catalogue are described fairly. It is important that prospective buyers satisfy themselves in regards to any aspect of the lot prior to bidding.

Particulars of Sale:

Potential buyers should take full responsibility to check and confirm the particulars of the sale and to satisfy their own requirements regarding the accuracy of all details, measurements, locations, boundaries, leases, searches, photographs, plans and condition of property. All measurements, areas and distances referred to are approximates.

Price Guides:

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 auction. Where price comparables and rental incomes are quoted they are believed to be fair but are to be used for guidance only and their accuracy can not be guaranteed.

Option 1 Terms & Conditions:

On the fall of the gavel contracts are deemed to be exchanged and the successful buyer must immediately pay a 10% deposit (subject to a minimum of £3,000). Completion must occur in 28 days. Legal Packs are available to view prior to bidding and it is recommended that potential buyers view these and consult a legal representative prior to bidding taking particular notice of any Special Conditions of sale.

Option 2 Terms & Conditions:

On the fall of the gavel the buyer must place a £3000 non refundable deposit with The Agents Property Auction Limited, exchange of contracts must occur in 28 days and completion in a further 14 days.

Administration Fee:

Applied to each lot is an Administration Fee of £500 plus VAT which is payable by the successful buyer in addition to the deposit.

Deposits:

Deposits may be paid by cheque, bankers draft or by prior arrangement into the Client Account of The Agents Property Auction. Unfortunately cash cannot be accepted. Proof of identification in the form of photographic ID (ie driving licence or passport) a copy of a utility bill and Solicitors details are required at the time of paying the deposit.

Remote Bidding:

If you are unable to attend the auction, bidding is available remotely by telephone or proxy bid. The Remote Bidding Form is provided in the auction catalogue, online www.agentspropertyauction.com under heading 'Ways to Bid' or call **01661 831360**.

Sales Agreed:

Where a sale is agreed prior to the auction, at the auction or after the auction, auction terms and conditions apply. Vendors may choose to accept an offer prior to the auction and withdraw the property from the sale. It is recommended that all potential buyers confirm the specific lot they are interested in is still included in the auction sale. The auctioneers or vendors cannot be held responsible for any costs incurred against lots that are withdrawn or sold prior.

Amendments to Catalogue:

An addendum will be displayed at the auction showing any alterations to the information contained in the catalogue. It is the buyers responsibility to check this prior to bidding.

Property details have been provided by the Partner Agent selling that particular lot.

Venue Location

Newcastle Marriott Hotel
Gosforth Park,
Newcastle Upon Tyne
NE3 5HN

Tel: 0191 236 4111

Directions:

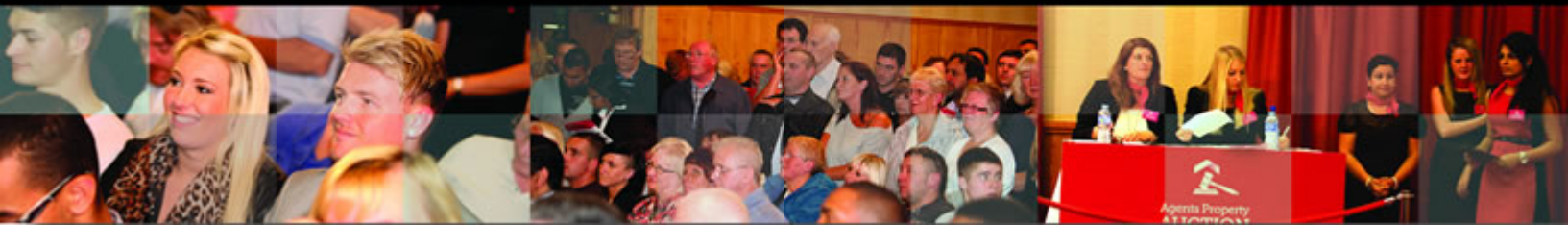
Join A1 north for 2.5 miles then turn off left for Wideopen (A1056). Take the 2nd exit at the roundabout and the hotel lies straight ahead. For all Sat/Nav system please type in 'A1056 Sandy Lane' for directions to hotel.





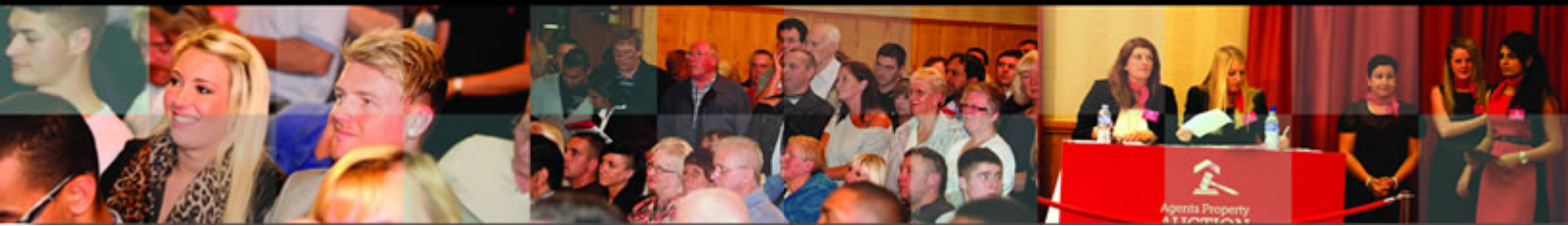
Order Of Sale

Lot No	Address	Post Code	Partner Agent
OPTION 1			
Lot 1	Allandale Cottages Plot, Medomsley	DH8 6PD	JW Wood Estate Agents
Lot 2	61 Sixth Street, Horden, Peterlee	SR8 4JX	Kimmitt & Roberts
Lot 3	3 Brackenhill Avenue, Shotton, Peterlee	DH6 2QZ	Kimmitt & Roberts
Lot 4	31&32 Lily Avenue, Bedlington	NE22 5BB	Rook Matthews Sayer
Lot 5	17/19 Faraday Grove, Bensham	NE8 4UL	Andrew Craig
Lot 6	81 Sixth Street, Horden, Peterlee	SR8 4JX	Kimmitt & Roberts
Lot 7	91 Thornton Street, Middlesbrough	TS3 6PJ	Michael Poole
Lot 8	3 Eighth Street, Horden, Peterlee	SR8 4LY	Kimmitt & Roberts
Lot 9	4 Eighth Street, Horden, Peterlee	SR8 4LY	Kimmitt & Roberts
Lot 10	2 Hawthorn Close, Benwell, Newcastle	NE15 6AG	Rook Matthews Sayer
Lot 11	275 Park Road, South Moor, Stanley	DH9 7AP	JW Wood Estate Agents/Andrew Craig
Lot 12	46 Malone Gardens, Birtley, Co Durham	DH3 1QL	Andrew Craig
Lot 13	3 Redcar Road, Thornaby	TS17 8LB	Michael Poole
Lot 14	26 Sycamore Street Ashington	NE63 0BD	Rook Matthews Sayer
Lot 15	79 Shinwell Crescent, Thornley, Durham	DH6 3DE	JW Wood Estate Agents/Andrew Craig
Lot 16	309 Benson Road, Walker, Newcastle	NE6 2SE	Andrew Craig/Rook Matthews Sayer
Lot 17	64 Seventh Street, Horden, Peterlee	SR8 4LX	Kimmitt & Roberts
Lot 18	42 Aberdare Road, Grangetown, Middlesbrough	TS6 7PB	Michael Poole
Lot 19	68 Seventh Street, Horden, Peterlee	SR8 4LX	Kimmitt & Roberts
Lot 20	Garage at Shetford Gardens, West Denton	NE15 7SB	Rook Matthews Sayer
Lot 21	16 Barehirst Street, South Shields	NE33 5LY	Andrew Craig
Lot 22	51 Twelfth Road, Blyth	NE24 2QB	Rook Matthews Sayer
Lot 23	45 Falstone Square, Gosforth	NE3 3NY	Andrew Craig
Lot 24	15 Coronation Street, Stanley	DH9 7JP	JW Wood Estate Agents/Andrew Craig
Lot 25	15 North View, Blackhill, Consett	DH8 0JJ	JW Wood Estate Agents/Andrew Craig
Lot 26	13 Lorne Terrace, Ashbrooke, Sunderland	SR2 7BU	Andrew Craig
Lot 27	52 & 56 Fifth Street, Horden, Peterlee	SR8 4LA	Kimmitt & Roberts
Lot 28	25 Caroline Gardens, Wallsend	NE28 0BZ	Rook Matthews Sayer
Lot 29	Burnside Cottage, Burns Close, Callerton	NE5 1NY	Rook Matthews Sayer
Lot 30	1 Hawthorn Close, Benwell Village	NE15 6AG	Rook Matthews Sayer
Lot 31	36 Eighth Street, Horden, Peterlee	SR8 4LY	Kimmitt & Roberts
Lot 32	82 Gladstone Street, Blyth	NE24 1HU	Andrew Craig/Rook Matthews Sayer
Lot 33	10a Harrison Street, Tow Law, Bishop Auckland	DL13 4EE	JW Wood Estate Agents
Lot 34	7 Blenheim Terrace, Redcar, Cleveland	TS10 1QP	Michael Poole
Lot 35	254 Park Road, South Moor, Stanley	DH9 7AW	JW Wood Estate Agents/Andrew Craig
Lot 36	28 Bouch Street, Shildon, Co Durham	DL4 2JW	JW Wood Estate Agents/Andrew Craig
Lot 37	39 Ilchester Street Seaham	SR7 7LW	Andrew Craig/Kimmitt & Roberts
Lot 38	71 & 79 Fifth Street, Horden, Peterlee	SR8 4LA	Kimmitt & Roberts
Lot 39	13 Mostyn Terrace, Cockfield, Bishop Auckland	DL13 5DY	JW Wood Estate Agents/Andrew Craig
Lot 40	44 Hill Crescent, Murton, Seaham	SR7 9EW	Andrew Craig/Kimmitt & Roberts
Lot 41	57, 59 & 61 Seventh Street, Horden, Peterlee	SR8 4LX	Kimmitt & Roberts
Lot 42	22 Norfolk Street Stockton	TS18 4BB	Andrew Craig/Michael Poole
Lot 43	116 Londonerry Road, Stockton	TS19 0ET	Andrew Craig/Michael Poole
Lot 44	29 & 29a West Road, Annfield Plain, Co Durham	DH9 7XA	JW Wood Estate Agents
Lot 45	48 West Terrace, Ashington	NE62 5UL	Rook Matthews Sayer
Lot 46	102,106,110,112 Third Street, Horden, Peterlee	SR8 4EH	Kimmitt & Roberts
Lot 47	28 Norham Close, Blyth	NE24 5EL	Rook Matthews Sayer



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	15 Church Street, Howden Le Wear	DL15 8HH	JW Wood Estate Agents
Lot 49	57 Benwell Grange, Benwell, Newcastle	NE15 6RZ	Rook Matthews Sayer
Lot 50	Flat 4, 7 Dunstanburgh Close, Byker	NE6 2PZ	Rook Matthews Sayer
Lot 51	7 West End Terrace, Cockfield, Bishop Auckland	DL13 5ET	JW Wood Estate Agents
Lot 52	2 Eleventh Street, Horden, Peterlee	SR8 4QQ	Kimmitt & Roberts
Lot 53	21/23 Imeary Street, South Shields	NE33 4EF	Andrew Craig
Lot 54	118 Seventh Street, Horden, Peterlee	SR8 4JQ	Kimmitt & Roberts
Lot 55	40 Durban Street, Blyth	NE24 1JA	Rook Matthews Sayer
Lot 56	70 Jubilee Road, Shildon, Bishop Auckland	DL4 2EF	JW Wood Estate Agents
Lot 57	34 Eighth Street, Horden, Peterlee	SR8 4LY	Kimmitt & Roberts
Lot 58	110/110a Front Street East, Bedlington	NE22 5AE	Rook Matthews Sayer
Lot 59	32 Park Road, Swarland, Morpeth	NE65 9JD	Rook Matthews Sayer
Lot 60	26 Adamson Street, Shildon	DL4 2JN	JW Wood Estate Agents/Andrew Craig
Lot 61	3 William Street, Chopwell	NE17 7JH	Rook Matthews Sayer
Lot 62	26 Bircham Street, Stanley	DH9 7AE	JW Wood Estate Agents
Lot 63	Redevelopment Site, The Big Club, Murton, Seaham	SR7 9NX	Kimmitt & Roberts
Lot 64	100 Park Road, Stanley	DH9 7BL	JW Wood Estate Agents
Lot 65	17 Briton Terrace, Consett	DH8 5EH	JW Wood Estate Agents
Lot 66	19b Front Street, Sacriston, Co Durham	DH7 6JS	Rook Matthews Sayer
Lot 67	8 & 10 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 68	61 Station Road, Hebburn	NE31 1LA	Rook Matthews Sayer
Lot 69	5 Beech Terrace, Eldon Lane, Bishop Auckland	DL14 8SS	JW Wood Estate Agents/Andrew Craig
Lot 70	27 Close House, Bishop Auckland	DL14 8RR	JW Wood Estate Agents/Andrew Craig
Lot 71	5 Tees Street, Horden, Peterlee	SR8 4NF	Kimmitt & Roberts
Lot 72	53 Gladstone Street, Crook, County Durham	DL15 9EF	JW Wood Estate Agents/Andrew Craig
Lot 73	8 Tees Street, Horden, Peterlee	SR8 4NF	Kimmitt & Roberts
Lot 74	33 Jubilee Crescent, Sherburn Village, Durham	DH6 1PH	JW Wood Estate Agents/Andrew Craig
Lot 75	15 Station Lane, Station Town, Peterlee	TS28 5DG	Andrew Craig/Kimmitt & Roberts
Lot 76	31 Weardale Drive, Bishop Auckland	DL14 0RA	JW Wood Estate Agents/Andrew Craig
Lot 77	11 Washington Street, Millfield, Sunderland	SR4 6JJ	Andrew Craig
Lot 78	18 Findon Hill, Sacriston, Co Durham	DH7 6LR	JW Wood Estate Agents/Andrew Craig
Lot 79	13 North View, Ashington	NE63 9XQ	Andrew Craig/Rook Matthews Sayer
Lot 80	2 Wear Terrace, Hunwick, Bishop Auckland	DL15 0LE	JW Wood Estate Agents/Andrew Craig
Lot 81	24 West Street, Ferryhill	DL17 8JZ	JW Wood Estate Agents/Andrew Craig
Lot 82	15, 17&19 Twelfth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 83	18 Blenheim Terrace, Bedlington	NE22 5YR	Rook Matthews Sayer
Lot 84	238 South Frederick Street, South Shields	NE33 5HL	Andrew Craig
Lot 85	22 Bigges Street Wallsend	NE28 8BB	Rook Matthews Sayer
Lot 86	3a William Street Chopwell	NE17 7JH	Rook Matthews Sayer
Lot 87	East Chapel, Old Benfieldside Chapel, Blackhill	DH8 5TF	JW Wood Estate Agents
Lot 88	6 Eleventh Street, Horden, Peterlee	SR8 4QQ	Kimmitt & Roberts
Lot 89	9 Matlock Square Lynemouth	NE61 5YF	Rook Matthews Sayer
Lot 90	104 & 108 Seventh Street, Horden, Peterlee	SR8 4JQ	Kimmitt & Roberts
Lot 91	80 Salters Road, Gosforth	NE3 1DH	Andrew Craig
Lot 92	6 Hawthorn Close, Benwell Village, Newcastle	NE15 6AG	Rook Matthews Sayer
Lot 93	56 Thornton Street, Newcastle	NE1 4AW	Rook Matthews Sayer
Lot 94	1 Thirteenth Street, Horden, Peterlee	SR8 4QH	Kimmitt & Roberts
Lot 95	22 Armstrong Drive, Forest Hall	NE12 7EB	Rook Matthews Sayer



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 96	98 Poplar Street Ashington	NE63 0AY	Rook Matthews Sayer
Lot 97	20 & 22 Tenth Street, Horden, Peterlee	SR8 4NE	Kimmitt & Roberts
Lot 98	22 Nottingham Court, Bedlington	NE22 6PE	Rook Matthews Sayer
Lot 99	50 St Anthonys Road, Walker	NE6 2PD	Rook Matthews Sayer
Lot 100	57a Back Sanderson Road, Jesmond, Newcastle	NE2 2DR	Rook Matthews Sayer
OPTION 2			
Lot 101	10 Earls Gardens, Blyth	NE24 5HG	Rook Matthews Sayer
Lot 102	90 Southmead Avenue, Blakelaw	NE5 3PA	Rook Matthews Sayer
Lot 103	10 Carlyon Street, Sunderland	SR2 7DB	Andrew Craig
Lot 104	23 Kern Green, Stonehaugh, Hexham	NE48 3DZ	Rook Matthews Sayer
Lot 105	44 Roseberry Street, No Place, Stanley	DH9 0QR	JW Wood Estate Agents
Lot 106	9 Watt Street, Gateshead	NE8 4TH	Andrew Craig
Lot 107	84 Horsley Hill Road, South Shields	NE33 3EP	Andrew Craig
Lot 108	14 Harlow Street, Sunderland	SR4 7AR	Andrew Craig
Lot 109	355 Two Ball Lonnen, Fenham	NE4 9SA	Rook Matthews Sayer
Lot 110	5 Victory Street West, Hetton Le Hole	DH5 9DW	Kimmitt & Roberts
Lot 111	20 Hackwood Park, Hexham	NE46 1AX	Rook Matthews Sayer
Lot 112	52 Woodside, Hadston, Amble	NE65 9SN	Rook Matthews Sayer
Lot 113	34 Harton Lane, South Shields	NE34 0EE	Andrew Craig
Lot 114	15 Holyoake Street, Pelton Lane Ends, Chester Le Street	DH2 1NU	JW Wood Estate Agents
Lot 115	7 Drumaldrace, Mayfield, Washington	NE37 1SR	Andrew Craig
Lot 116	14 Ski View, Sunderland	SR3 1NW	Andrew Craig
Lot 117	127 Melrose Crescent, Seaham	SR7 0JZ	Kimmitt & Roberts
Lot 118	48 Seymour Crescent, Egliscliffe	TS16 0LF	Michael Poole
Lot 119	59 Welfare Crescent, Ashington	NE64 6RZ	Rook Matthews Sayer
Lot 120	35 Millfield Avenue, Kenton, Newcastle	NE3 4TA	Andrew Craig
Lot 121	7 The Chase, West Moor, Newcastle	NE12 7EW	Rook Matthews Sayer
Lot 122	19 Moorcroft, Newbiggin, Ashington	NE64 6AW	Rook Matthews Sayer
Lot 123	5 Ashley Gardens, Ashington	NE62 5AG	Rook Matthews Sayer
Lot 124	2 Corner House, Wark, Hexham	NE48 3LT	Rook Matthews Sayer
Lot 125	The Bungalow, Elsdon	NE19 1AA	Rook Matthews Sayer
Lot 126	23 Kestrel Avenue, Middlesbrough	TS3 8EG	Michael Poole
Lot 127	16 Southend Parade, Hebburn	NE31 2AR	Andrew Craig
Lot 128	18 Ashhill, Coulby Newham	TS8 0SX	Michael Poole
Lot 129	5 Rothbury Avenue, Jarrow	NE32 5NU	Andrew Craig
Lot 130	30 Hartleyburn Avenue, Hebburn	NE31 2NE	Andrew Craig
Lot 131	22 Tankerville Terrace, Wooler	NE71 6DJ	Rook Matthews Sayer
Lot 132	The Beach House, 8 Pebble Beach, Whitburn	SR6 7NY	Andrew Craig
Lot 133	133 St Pauls Road, Jarrow	NE32 3AS	Andrew Craig
Lot 134	1 Blagdon Court, Bedlington	NE22 5YP	Rook Matthews Sayer
Lot 135	78 Bankfields, Eston	TS6 0TF	Michael Poole
Lot 136	8 Pine Road, Ormesby, Middlesbrough	TS7 9DH	Michael Poole
Lot 137	58 Beacon Glade, South Shields	NE34 7PS	Andrew Craig
Lot 138	73 Warkworth Crescent, Seaham	SR7 8JS	Kimmitt & Roberts
Lot 139	59 Iona Road, Jarrow	NE32 4HY	Andrew Craig
Lot 140	10 Midhurst Close, Moorside, Sunderland	SR3 2QD	Andrew Craig
Lot 141	11 Denton View, Blaydon	NE21 4DZ	Andrew Craig



Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 142	65 Oulton Close, Meadow Rise, West Denton	NE5 4SX	Rook Matthews Sayer
Lot 143	43 Ebchester Court, Kingston Park	NE3 2WX	Rook Matthews Sayer
Lot 144	21 Rectory Road, Hetton le Hole	DH5 9HG	Kimmitt & Roberts
Lot 145	22 The Willows, Bedlington	NE22 7DT	Rook Matthews Sayer
Lot 146	35 Tennyson Avenue, West Boldon	NE35 9EP	Andrew Craig
Lot 147	85 Coniston, Heworth, Gateshead	NE10 0XD	Andrew Craig
Lot 148	7 Adeline Gardens, Gosforth	NE3 4JQ	Rook Matthews Sayer
Lot 149	53 Robert Adam Court, Alnwick	NE66 1PH	Rook Matthews Sayer
Lot 150	26 Asygarth Road, Linthorpe, Middlesbrough	TS5 5DQ	Michael Poole
Lot 151	16 Park Road Central, Chester Le Street	DH3 3PN	JW Wood Estate Agents
Lot 152	11 Falloden Avenue, Gosforth	NE3 2BQ	Rook Matthews Sayer
Lot 153	53 Nixon Terrace, Blyth	NE24 3EF	Rook Matthews Sayer
Lot 154	26 Chester Street, Grasswell, Houghton Le Spring	DH4 4DT	Kimmitt & Roberts
Lot 155	4 Longborough Court, South Gosforth	NE3 1YX	Rook Matthews Sayer
Lot 156	174 Ariel Street, Ashington	NE63 9NG	Rook Matthews Sayer
Lot 157	36 Granville Terrace, Redcar	TS10 3AP	Michael Poole
Lot 158	17 Suffolk Street, Jarrow	NE32 5BJ	Andrew Craig
Lot 159	4 Havelock Terrace Backworth	NE27 0SA	Rook Matthews Sayer
Lot 160	24 Wansbeck Avenue, Blyth	NE24 3LF	Rook Matthews Sayer
Lot 161	The Hemmel, 30 Swinhoe Road, Beadnell	NE67 5AE	Rook Matthews Sayer
Lot 162	36 King Edward Street, Amble	NE65 OES	Rook Matthews Sayer
Lot 163	11 Fellside, Delves Lane, Consett	DH8 7AL	JW Wood Estate Agents
Lot 164	53 Sledwick Road, Billingham	TS23 3HX	Michael Poole
Lot 165	37 Lumley Road, Redcar	TS10 2BB	Michael Poole
Lot 166	69 Stratford Avenue, Grangetown, Sunderland	SR2 8RZ	Andrew Craig
Lot 167	3 Sweethorpe Drive, Morpeth	NE61 2DZ	Rook Matthews Sayer
Lot 168	32 Beadnell Road, Blyth	NE24 4QX	Rook Matthews Sayer
Lot 169	2 Grove Terrace, Sunnyside	NE16 5LF	Andrew Craig
Lot 170	62 Northumberland Place, Birtley	DH3 2AR	Andrew Craig
Lot 171	113 Bedford Street, North Shields	NE29 6NT	Rook Matthews Sayer
Lot 172	11 Conifer Court, Forest Hall	NE12 9QU	Rook Matthews Sayer
Lot 173	88 White Swan Close, Killingworth	NE12 6UH	Rook Matthews Sayer
Lot 174	Pegswood Farm, Pegswood Village, Morpeth	NE61 6RE	Rook Matthews Sayer
Lot 175	29 Calvert Terrace, Seaham	SR7 9QG	Kimmitt & Roberts
Lot 176	Hillside, Cairnhill Terrace, Newbottle, Houghton Le Spring	DH4 4SP	Kimmitt & Roberts
Lot 177	Shepherds Purse, Ravenshill Forest Park, Kielder	NE48 1ER	Rook Matthews Sayer
Lot 178	5 Seaton Croft, Annitsford, Cramlington	NE23 7LA	Rook Matthews Sayer
Lot 179	1a Clifford Street, Redcar	TS10 1RW	Michael Poole
Lot 180	16a Briery Vale Road, Ashbrooke, Sunderland	SR2 7HD	Andrew Craig
Lot 181	108 Katherine Street, Ashington	NE63 9DW	Rook Matthews Sayer
Lot 182	38 Stirling Drive, Bedlington	NE22 5YE	Rook Matthews Sayer
Lot 183	4 Langley Grove, Bishop Auckland	DL14 6UJ	JW Wood Estate Agents
Lot 184	89 Lawrence Avenue, South Shields	NE34 8LY	Andrew Craig
Lot 185	3 Lion Mews, Alnwick	NE66 1SA	Rook Matthews Sayer
Lot 186	18 Victoria Terrace, Alnwick	NE66 1RF	Rook Matthews Sayer
Lot 187	Apperley House, Hillside East, Rothbury	NE65 7PT	Rook Matthews Sayer
Lot 188	2 Dell Close, Marton, Middlesbrough	TS7 8JG	Michael Poole
Lot 189	90 Masefield Drive, South Shields	NE34 9LU	Andrew Craig



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Lot No	Address	Post Code	Partner Agent
Lot 190	The Manor House, 7 The Village, Fenwick	TD15 2PQ	Rook Matthews Sayer
Lot 191	3 The Viking Seahouses	NE68 7TA	Rook Matthews Sayer
Lot 192	Flat 8, 1 Daylight Road, Daylight Bakery House, Stockton	TS19 0SR	Michael Poole
Lot 193	11 Sydney Gardens, South Shields	NE34 9DZ	Andrew Craig
Lot 194	22 Barton Crescent, Wolviston Court, Billingham	TS22 5HJ	Michael Poole
Lot 195	13 Oswald Terrace, Stanley	DH9 7ET	JW Wood Estate Agents
Lot 196	72 Jesmond Park West, Jesmond, Newcastle	NE7 7BY	Rook Matthews Sayer
Lot 197	26 Greenhills, Byers Green, Spennymoor	DL16 7QJ	JW Wood Estate Agents
Lot 198	27 Huntington Close, Kingston Park	NE3 2XZ	Rook Matthews Sayer
Lot 199	52 Causey Drive, Kip Hill, Stanley	DH9 0LW	JW Wood Estate Agents
Lot 200	74 Glenluce, Birtley	DH3 2HY	Andrew Craig
Lot 201	4 Compton Avenue, South Shields	NE34 0PZ	Andrew Craig
Lot 202	10 Wellbeck Road, Choppington, Northumberland	NE62 5NH	Rook Matthews Sayer
Lot 203	5 St Michaels Vale Hebburn	NE31 1RL	Andrew Craig
Lot 204	7 Hilda Terrace, Chester Le Street	DH2 2JE	JW Wood Estate Agents
Lot 205	3 Belsfield Gardens, Jarrow	NE32 5QB	Andrew Craig
Lot 206	53 Caraway Walk, South Shields	NE34 8UQ	Andrew Craig
Lot 207	9 Summerdale, Shotley Bridge	DH8 0ET	JW Wood Estate Agents
Lot 208	1 Fairway Cottage, 1 The Factory, Castle Eden	TS27 4SR	Kimmitt & Roberts
Lot 209	32 Low Gosforth Court, Melton Park, Gosforth	NE3 5QY	Rook Matthews Sayer
Lot 210	7 Trunk Road, South Bank, Middlesbrough	TS6 0AB	Michael Poole
Lot 211	25 Hailsham Avenue, Benton	NE12 8DL	Rook Matthews Sayer
Lot 212	182 Masefield Drive, South Shields	NE34 9LG	Andrew Craig
Lot 213	18 Robert Adam Court, Alnwick	NE66 1PH	Rook Matthews Sayer
Lot 214	17 Glynfellis Court, Low Fell	NE10 8RT	Andrew Craig
Lot 215	35 Killarney Avenue, Downhill, Sunderland	SR5 4AX	Andrew Craig
Lot 216	1 Parkshiel, South Shields	NE34 8BU	Andrew Craig
Lot 217	47 Grantham Road, Sandyford, Newcastle	NE2 1QX	Rook Matthews Sayer

Option 1

On the fall of the gavel contracts are deemed exchanged, the successful buyer must immediately pay a 10% deposit (subject to a minimum of £3,000). Completion must be in 28 days. Legal Packs are available prior to bidding, it's recommended potential buyers view these and consult a legal representative prior to bidding taking particular notice of any Special Conditions of sale.

Lot No. 1

Allandale Cottages Plot, Medomsley DH8 6PD

WOOD
ESTATE AGENTS



Description:

NO RESERVE PRICE

A plot of land - approximately 17m x 16m - situated on West Lane in Allandale Cottages, between Medomsley and High Westwood, at the rural edge of Consett.

Previously part of the residential hamlet of Allandale Cottages - that was demolished in the 1980s - the plot, which is mainly lawned with hedged borders, is sold without planning permission.

It is situated approximately 0.7 miles from Medomsley village, 1.4 miles from Ebchester and 3 miles from Consett town centre. It is also 13 miles from Newcastle and 15 miles from Durham city centres.

Call: J W Wood 01207 502109

Price Guide: £1+

Lot No. 2

61 Sixth Street, Horden, Peterlee SR8 4JX

kimmitt & roberts



Description:

OPEN VIEWINGS: SATURDAY 28TH NOVEMBER - 10:15AM TUESDAY 1ST DECEMBER - 10:15AM FRIDAY 4TH DECEMBER - 10:15AM

Traditional terraced house with exceptional potential. In need of refurbishment, it has double glazing, but otherwise is in basic order. It comprises of: Lounge, Kitchen/Dining Area, Two Bedrooms, Bathroom/wc & Yard
EPC BAND E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £14,000 +

Lot No. 3

3 Brackenhill Avenue, Shotton, Peterlee DH6 2QZ

kimmitt & roberts



Description:

An ideal opportunity for the local investor or first time buyer to purchase this two bedroomed mid terraced home which also has additional nursery/box room. Boasting gas central heating system and double glazing it does require some cosmetic updating. Garden to front exterior and yard to rear.

EPC Band To follow

Call: Kimmit & Roberts 0191 5183334

Price Guide: £32,000+

Lot No. 4

31&32 Lily Avenue, Bedlington NE22 5BB



Description:

An investment opportunity to purchase a pair of flats situated in this popular residential area. We are verbally advised by the vendor that the tenant in the first floor flat has been in occupation for approx 10 years on an AST at £73per week (awaiting copy of tenancy) the ground floor flat is offered for sale with vacant possession (we are advised that the last tenant had been in the property for 3 years paying £85 per week)

Both properties include double glazed windows, electric heating and each comprises of two bedrooms, living room, kitchen and a bathroom-wc .

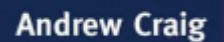
EPC Bands 31 -D and 32 - C

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £69,950+

Lot No. 5

17/19 Faraday Grove, Bensham NE8 4UL



Description:

A pair of flats situated on Faraday Grove, Bensham.

No 17 comprises of entrance hall, three bedrooms, living room, kitchen, bathroom.

No 19 is currently tenanted at £70 per week on an AST since 28 June 2004

EPC BAND 17 -E

Call: Andrew Craig 0191 4875330

Price Guide: £89,950+

Lot No. 6

81 Sixth Street, Horden, Peterlee SR8 4JX



Description:

OPEN VIEWINGS: SATURDAY 28TH NOVEMBER - 10:15AM TUESDAY 1ST DECEMBER - 10:15AM FRIDAY 4TH DECEMBER - 10:15AM

Traditional terraced house with exceptional potential. In need of refurbishment, it has double glazing, but otherwise is in basic order. It comprises of: Lounge, Kitchen/Dining Area, Two Bedrooms, Bathroom/wc & Yard

EPC BAND E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £15,000+

Lot No. 7

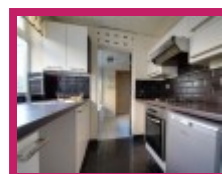
91 Thornton Street, Middlesbrough TS3 6PJ



Description:

Suitable for a first time buyer or investor this property has been updated throughout and provides modern fixtures and fittings. Available with vacant possession, the ground floor includes a spacious through lounge dining room, fitted kitchen and bathroom/WC. To the first floor there are three generous bedrooms and to the rear an enclosed yard.

EPC Rating: E



Call: Michael Poole 01642 254222

Price Guide: £30,000 - £35,000

Lot No. 8

3 Eighth Street, Horden, Peterlee SR8 4LY


Description:

OPEN VIEWINGS: FRIDAY 28TH NOVEMBER - 12:00PM TUESDAY 1ST DECEMBER - 12:00PM
 FRIDAY 4TH DECEMBER - 12:00PM
 Situated within a traditional area, this mid terraced home has upvc double glazing, but it is otherwise in need of full refurbishment. It comprises of: Lounge, Kitchen/Dining Area, Two Bedrooms, Bathroom/wc & Yard
 EPC BAND D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £10,000 +

Lot No. 9

4 Eighth Street, Horden, Peterlee SR8 4LY


Description:

OPEN VIEWINGS: SATURDAY 28TH NOVEMBER - 12:00PM TUESDAY 1ST DECEMBER - 12:00PM
 FRIDAY 4TH DECEMBER - 12:00PM
 Traditional mid terraced house situated in an established street, with upvc double glazing, gas central heating system and excellent potential. It comprises of: Lounge, Kitchen/Dining Room, Two Bedrooms, Bathroom/wc & Yard

EPC BAND D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £14,000+

Lot No. 10

2 Hawthorn Close, Benwell, Newcastle NE15 6AG


Description:

A modern three bedroom mid terraced town house. Conveniently located close to local shops, schools and public transport links. Comprises: entrance hallway, ground floor w/c, breakfasting kitchen complete with modern units and integrated oven, hob and hood. Moving to first floor there is a bright sunny lounge at the rear and, two bedrooms to the front with a centralised bathroom. Situated on the second floor is the master suite with bedroom, en-suite shower room and study room/dressing room. Externally there is a garden to the rear and driveway to the front leading to a garage. The property benefits from gas central heating and double glazing.



EPC BAND B

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £65,000+

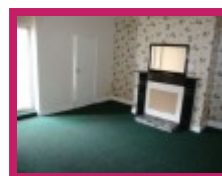
Lot No. 11

275 Park Road, South Moor, Stanley DH9 7AP

Andrew Craig


Description:

To fully appreciate the size of the property an internal viewing is recommended . Property briefly comprises entrance hall, living room, dining room, kitchen and a bathroom- wc to the ground floor. There are two bedrooms one with en-suite and a yard to the rear.



EPC Band D

Call: AC 0191 4921234 JWW 01207 235221

Price Guide: £25,000+

Lot No. 12

46 Malone Gardens, Birtley, Co Durham DH3 1QL

Andrew Craig



Description:

A two bed mid terrace house located in this popular residential area and will appeal to both the private residential buyer and the buy to let investor. The property is offered for sale with vacant possession and benefits include double glazed windows and gas central heating. Property briefly comprises of entrance hall, living room, kitchen. To the first floor there are two bedrooms and a bathroom wc. Externally there are gardens to both the front and rear. EPC : Band D

Call: Andrew Craig 0191 4921234

Price Guide: £54,950+

Lot No. 13

3 Redcar Road, Thornaby TS17 8LB

Michael Poole



Description:

Anybody Looking For a Good Size Corner Plot with Plenty of Off Road Parking and Double Detached Garage Need Look No Further.

Property comprises of breakfasting kitchen, lounge. To the first floor there are 3 bedrooms and a bathroom. An impressive corner plot with plenty of parking space and a detached double garage. The rear garden features a greenhouse.



EPC Band E

Call: Michael Poole 01642 355000

Price Guide: £72,000+

Lot No. 14

26 Sycamore Street Ashington NE63 0BD

ROOK MATTHEWS SAYER



Description:

A two bedroom end terrace house situated on Sycamore Street Ashington, offered for sale with vacant possession.

EPC Rating: D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £40,000+

Lot No. 15

79 Shinwell Crescent, Thornley, Durham DH6 3DE

Andrew Craig

WOOD ESTATE AGENTS



Description:

A two bed semi detached property offered for sale with vacant possession and benefitting from double glazed windows and gas central heating. Property briefly comprises of entrance hall, living room, kitchen, rear lobby and a bathroom-wc to the ground floor. There are two bedrooms to the first floor. Externally there are gardens to both the front and rear.

Likely rental income anticipated to be in the region of £375 - 450pcm



EPC : D

Call: AC 0191 4921234 JWW 0191 3869921

Price Guide: £25,000+

Lot No. 16

309 Benson Road, Walker, Newcastle NE6 2SE

Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

A two bedroom ground floor flat situated on Benson Road, Newcastle offered for sale with vacant possession. The accommodation comprises entrance hall, two bedrooms, living room, bathroom, kitchen.



EPC : D

Call: AC 0191 2859024 RMS 0191 2744661

Price Guide: £30,000 +

Lot No. 17

64 Seventh Street, Horden, Peterlee SR8 4LX

kimmitt & roberts



Description:

OPEN VIEWINGS: SATURDAY 28TH NOVEMBER - 11:00AM TUESDAY 1ST DECEMBER - 11:00AM FRIDAY 4TH DECEMBER - 11:00AM

A traditional mid terraced house with exceptional potential. It is fundamentally a shell, and in need of a complete refit although it has upvc double glazing. It comprises of: Lounge, Kitchen/Dining Area, Two Bedrooms, Bathroom/wc & Yard
EPC BAND F

Call: Kimmit & Roberts 0191 5183334

Price Guide: £10,000 +

Lot No. 18

42 Aberdare Road, Grangetown, Middlesbrough TS6 7PB

Michael Poole



Description:

Three bedroom mid terrace house * Available with Immediate Vacant Possession * Ideal First Purchase or Buy to Let * UPVC Double Glazing * Front & Rear Gardens * Driveway & Garage *

EPC band D



Call: Michael Poole 01642 254222

Price Guide: £34,950+

Lot No. 19

68 Seventh Street, Horden, Peterlee SR8 4LX

kimmitt & roberts



Description:

OPEN VIEWINGS: SATURDAY 28TH NOVEMBER - 11:00AM TUESDAY 1ST DECEMBER - 11:00AM FRIDAY 4TH DECEMBER - 11:00AM

A basic mid terraced house in need of refurbishment, and offering undoubted potential. It comprises of: Lounge, Kitchen/Dining Area, Two Bedrooms, Bathroom/wc & Yard
EPC BAND F

Call: Kimmit & Roberts 0191 5183334

Price Guide: £10,000 +

Lot No. 20

Garage at Shetford Gardens, West Denton NE15 7SB



Description:

The garage is located within a block of 4 in Shetford Gardens , West Denton, Newcastle upon Tyne.

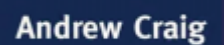
The garage is within a large residential housing estate, it is of brick construction and has a flat felt roof, we were unable to inspect the garage internally.

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £5,000 -£10,000

Lot No. 21

16 Barehirst Street, South Shields NE33 5LY



Description:

Appealing to both private residential buyers and the buy to let investor is this 3 bedroom, 2 reception mid terrace house offered for sale with vacant possession. The property benefits include double glazed windows (except to bedroom 3) and gas central heating.

Property briefly comprises entrance hall, living room, dining kitchen, bathroom/wc, to the first floor there are 3 bedrooms. Externally there is a paved garden to the rear of the property with double gates.



EPC Band D

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

Lot No. 22

51 Twelfth Road, Blyth NE24 2QB



Description:

An ideal starter/investment opportunity located close to Bede Academy school and amenities and briefly comprising: Entrance porch, good sized lounge with dual aspect, refitted kitchen, utility and ground floor cloaks/w.c. Two double bedrooms to the first floor - master with fitted wardrobes and family bathroom. Generous gardens to both front and rear (West facing) and driveway providing off street parking. Benefitting from gas central heating, double glazing and no upper chain. Internal inspection highly recommended.

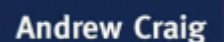
EPC BAND D

Call: Rook Matthews Sayer 01670 352900

Price Guide: £49,950+

Lot No. 23

45 Falstone Square, Gosforth NE3 3NY



Description:

GROUND FLOOR TWO BEDROOM FLAT....popular location situated within easy reach of Wansbeck Road Metro station, road links and bus routes. The property does require some modernisation throughout including central heating boiler. It benefits from upvc double glazing throughout and a fantastic sunny rear garden (which is larger than average, especially for a flat!). Accommodation comprises:- entrance hallway, lounge, kitchen, two bedrooms and bathroom. Externally there are gardens to front and rear and private outhouse. On the market with no upper chain, this lovely property will appeal to a wide range of buyers.

EPC Band C

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £59,950+

Lot No. 24

15 Coronation Street, Stanley DH9 7JP

WOOD
ESTATE AGENTS

Andrew Craig



Description:

A three bedroom mid terrace house situated on Coronation Terrace, Stanley. The property is offered for sale with vacant possession and comprises of entrance lobby, living room open plan to dining room, kitchen and rear hall. To the first floor are three bedrooms and a bathroom/wc. Externally there is a yard to the rear.



EPC Band F

Call: J W Wood 01207 235221

Price Guide: £37,000+

Lot No. 25

15 North View, Blackhill, Consett DH8 0JJ

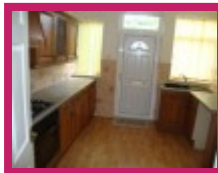
Andrew Craig

WOOD
ESTATE AGENTS



Description:

A great family home - we offer for sale this three bedroom mid terrace house which is fronted onto a pedestrian walkway and offering a garage to the rear of the property. The property offers sizeable living accommodation and benefits include double glazed windows, gas central heating, fitted kitchen with built in appliances and is offered for sale with vacant possession. The property briefly comprises entrance hall, living room, kitchen and a bathroom/wc to the ground floor. There are three bedrooms to the first floor, a lawned garden to the front and a yard to the rear with a single garage.



EPC Band D

Call: AC 0191 4921234 JWW 01207 502109

Price Guide: £55,000+

Lot No. 26

13 Lorne Terrace, Ashbrooke, Sunderland SR2 7BU

Andrew Craig



Description:

Spacious double fronted period home, located in ever popular residential area. Comprises with current regulations and would be an ideal investment for student landlords that also offers spacious family living. Accommodation briefly comprises of an impressive hallway, three good size reception rooms, a breakfast room, kitchen and utility room on the ground floor. To the first floor there are four double bedrooms and two shower rooms. Garden to rear offering off road parking. Benefits include hardwire smoke detectors, UPVC double glazing, combi gas central heating, security alarm.



EPC BAND D

Call: Andrew Craig 0191 5653377

Price Guide: WAS £164,950 NOW £119,950+

Lot No. 27

52 & 56 Fifth Street, Horden, Peterlee SR8 4LA

kimmitt & roberts



Description:

OPEN VIEWINGS: SATURDAY 28TH NOVEMBER - 9:45AM TUESDAY 1ST DECEMBER - 9:45AM FRIDAY 4TH DECEMBER - 9:45AM
TO BE SOLD AS ONE LOT A PAIR OF TERRACED HOUSES! Situated very close to each other in the same street, this is a pair of well presented mid terraced houses, each with double glazing, gas central heating system and tidy fittings. They each comprise of: Lounge, Kitchen/Dining Area, Two bedrooms, Bathroom/wc & Yard
EPC BANDS D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £25,000+

Lot No. 28

25 Caroline Gardens, Wallsend NE28 0BZ



Description:

We offer for sale this two bed upper flat, benefiting from double glazing and gas central heating. Property briefly comprises of living room, kitchen, bathroom. Externally there is shared back yard. Potential rental income £400- £425pcm



EPC Band C

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £49,950+

Lot No. 29

Burnside Cottage, Burns Close, Callerton NE5 1NY



Description:

We are delighted to offer for sale this two bedroomed detached cottage, which is set back from the road along a private driveway, and offers considerable potential for total refurbishment or re-development, subject to the necessary planning consent. It offers good sized accommodation and is set within grounds of circa 0.309 acres having a fantastic rear garden offering privacy and any potential buyer the choice to live The Good Life as there is plenty room for a vegetable garden and maybe even a hen run if so desired.



EPC Rating: F

Call: Rook Matthews Sayer 01661 860228

Price Guide: £175,000+

Lot No. 30

1 Hawthorn Close, Benwell Village NE15 6AG



Description:

This three bedroom modern end terraced town house is ideal for a variety of buyers i.e. first time buyers, families and people alike. Situated close to local shops, schools and public transport routes. The property benefits from gas central heating and double glazing. The accommodation briefly comprises: entrance hallway, ground floor w/c, breakfasting kitchen, stairs to first floor, lounge, bedroom one, bathroom w/c, study, stairs to second floor, master bedroom with en-suite and bedroom three. Externally there are gardens to the front and rear with a driveway leading to a garage. EPC Band C

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £65,000+

Lot No. 31

36 Eighth Street, Horden, Peterlee SR8 4LY



Description:

OPEN VIEWINGS: SATURDAY 28TH NOVEMBER - 12:00PM TUESDAY 1ST DECEMBER - 12:00PM FRIDAY 4TH DECEMBER - 12:00PM

A spacious traditional mid terraced house offering excellent scope and potential, being in need of refurbishment.

It comprises of: Lounge, Kitchen/Dining Room, Two Bedrooms, Bathroom/wc & Yard.

EPC BAND D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £12,000 +

Lot No. 32

82 Gladstone Street, Blyth NE24 1HU

Andrew Craig

**ROOK
MATTHEWS
SAYER**



Description:

A two bedroom house situated on Gladstone Street, Blyth. The property is offered for sale with vacant possession and the accommodation briefly comprises of living room, inner lobby and kitchen. To the first floor are two bedrooms, bathroom/wc and there is a yard to the rear.
EPC : D



Call: AC 0191 4921234 RMS 01670 352900

Price Guide: £22,000+

Lot No. 33

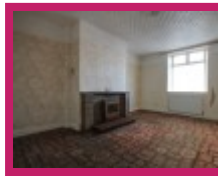
10a Harrison Street, Tow Law, Bishop Auckland DL13 4EE

**WOOD
ESTATE AGENTS**



Description:

A two bedroom mid terraced house requiring renovation. The accommodation comprises entrance hallway, lounge, kitchen, bathroom, rear lobby and two bedrooms. There is a yard to the rear with stores and to the front are views overlooking nearby allotments and countryside.



EPC Band F

Call: J W Wood 01388 604273

Price Guide: £25,000+

Lot No. 34

7 Blenheim Terrace, Redcar, Cleveland TS10 1QP

Michael Poole



Description:

ATTENTION INVESTORS DEVELOPMENT OPPORTUNITY Property Now Has Planning Permission For a Conversion Into 5 Self Contained Flats. For Details Please Visit Redcar & Cleveland Council Website REF R/2014/0400/CA Of Particular Interest to the Investment Purchaser , Exceptionally Large Period Terrace Property, Currently Operated as Care Home with Eleven Bedrooms, Two Bathrooms, Lounges, Laundry & Kitchen- Second Floor Rooms Providing Storage, Management Office ,Plans Provided for Proposed Development to 4 Two Bedroom and 1 One Bedroom Flats (Plans Available Upon Request Situated to the West of Redcar , UPVC Double Glazing and Gas Central Heating ThroughoutWould also Make a Superb Family Home

EPC : C

Call: Michael Poole 01642 285041

Price Guide: £145,000+

Lot No. 35

254 Park Road, South Moor, Stanley DH9 7AW

**WOOD
ESTATE AGENTS**

Andrew Craig



Description:

A mid terrace house situated on Park Road, Stanley. The property comprises entrance lobby, living room, dining room, kitchen, to the first floor is a bedroom and a bathroom with stairs to the second floor with two further rooms. Externally is a yard to the rear.



EPC Band D

Call: J W Wood 01207 235221

Price Guide: £15,000+

Lot No. 36

28 Bouch Street, Shildon, Co Durham DL4 2JW

Andrew Craig

WOOD
ESTATE AGENTS



Description:

Appealing to investors is this two bedroom, two reception room mid terrace house being offered for sale with vacant possession and requiring some refurbishment. The property benefits include double glazed windows, gas central heating and briefly comprises entrance lobby, entrance hall, dining room, living room and a kitchen to the ground floor. There are two bedrooms and a bathroom to the first floor with a yard to the rear.



EPC Band G

Call: AC 0191 4921234 JWW 01388 604273

Price Guide: £20,000+

Lot No. 37

39 Ilchester Street Seaham SR7 7LW

kimmitt & roberts

Andrew Craig



Description:

We are pleased to offer for sale this two bedroom mid terraced family home situated in close proximity to Seaham Town Centre, Byron Place and all local bars and restaurants. Priced to allow for updating this property boasts immense potential and we expect interest from both first time buyers and investors alike



EPC Band C

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £26,000+

Lot No. 38

71 & 79 Fifth Street, Horden, Peterlee SR8 4LA

kimmitt & roberts



Description:

OPEN VIEWINGS: SATURDAY 28TH NOVEMBER - 9:45AM TUESDAY 1ST DECEMBER - 9:45AM
FRIDAY 4TH DECEMBER - 9:45
TO BE SOLD AS ONE LOT A PAIR OF TERRACED HOUSES!
This is a pair of generally well presented terraced houses, with excellent potential. No 71 has gas central heating system, whereas No 79 has solid fuel central heating system. They each comprise of: Lounge, Kitchen/Dining Room, Two Bedrooms, Bathroom/wc & Yard.
EPC BANDS D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £25,000+

Lot No. 39

13 Mostyn Terrace, Cockfield, Bishop Auckland DL13 5DY

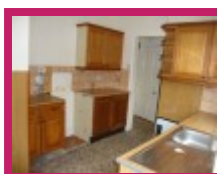
Andrew Craig

WOOD
ESTATE AGENTS



Description:

A two bedroom mid terrace house situated on Mostyn Terrace, Cockfield, Bishop Auckland. The accommodation comprises entrance hall, living room, kitchen, bathroom, first floor are two bedrooms.



EPC : G

Call: AC 0191 4921234 JWW 01388 604273

Price Guide: £22,000+

Lot No. 40

44 Hill Crescent, Murton, Seaham SR7 9EW

Andrew Craig

kimmitt & roberts



Description:

A three bedroom mid terrace house situated on Hill Crescent, Murton. The accommodation comprises of entrance hall, living room, rear lobby, separate wc, kitchen, first floor three bedrooms and a bathroom. Externally there is a garden to the front and rear.
EPC : D



Call: K&R 0191 5813213 AC 0191 5653377

Price Guide: £35,000+

Lot No. 41

57, 59 & 61 Seventh Street, Horden, Peterlee SR8 4LX

kimmitt & roberts



Description:

OPEN VIEWINGS: SATURDAY 28TH NOVEMBER - 11:00AM TUESDAY 1ST DECEMBER - 11:00AM
FRIDAY 4TH DECEMBER - 11:00AM TO BE SOLD AS ONE LOT A GROUP OF 3 BED TERRACED HOUSES!

Situated adjacent to each other in the same street, these traditional mid terraced houses are in need of some updating, but already boasts central heating system and double glazing. They each comprise of: Lounge, Kitchen/Dining Area, Two Bedrooms, Bathroom/wc & Yard.
EPC BAND 57- D59-D61-F

Call: Kimmit & Roberts 0191 5183334

Price Guide: £35,000 +

Lot No. 42

22 Norfolk Street Stockton TS18 4BB

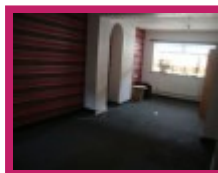
Michael Poole

Andrew Craig



Description:

A two bedroom mid terrace house situated on Norfolk Street, Stockton. The property comprises entrance hall, living/dining room, first floor are two bedrooms and a bathroom/wc. Externally there is a yard to the rear.



EPC Band D

Call: Michael Poole 01642 355000

Price Guide: £35,000+

Lot No. 43

116 Londonerry Road, Stockton TS19 0ET

Michael Poole

Andrew Craig



Description:

A three bedroom semi detached house situated on Londonderry Street. Comprises entrance hall, living room, kitchen, rear lobby, wc, first floor are three bedrooms and a bathroom. Gardens to front and rear.



EPC Band E

Call: Michael Poole 01642 355000

Price Guide: £35,000+



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T: 0191 281 6151 E: info@mincoffs.co.uk

mincoffs
SOLICITORS

Lot No. 44

29 & 29a West Road, Annfield Plain, Co Durham DH9 7XA



Description:

A large end terrace property with ground floor commercial unit which is currently let at £390pcm the first and second floor Maisonette has a potential income of £425pcm which could produce an annual income of £9780 per annum. The property has the benefit of electrical heating within the commercial unit with the maisonette having gas central heating and uPVC double glazing. On the ground floor the property comprises; shop unit with kitchen area and w.c. The entrance lobby to the side provides access to a large storeroom and large garage/utility room, Stairs to first floor landing where there is a large lounge/dining room, a modern kitchen and bathroom/w.c., to the second floor there is two large double bedrooms. Externally there is a small enclosed yard to the rear. EPC band to follow

Call: J W Wood 01207 235221

Price Guide: £70,000+

Lot No. 45

48 West Terrace, Ashington NE62 5UL



Description:

Ideal investment opportunity! Two bedroomed mid terrace on West Terrace, Stakeford. In need of refurbishment the property would suit those looking for a project. Close to local shops and amenities the property has good transport links. With double glazing and gas central heating the accommodation briefly comprises of: entrance porch, spacious lounge, kitchen diner, good sized bathroom, stairs to first floor landing and two bedrooms. Externally there is a small garden to the front and a yard to the rear. Early viewings recommended. EPC Band to follow

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £45,000+

Lot No. 46

102,106,110,112 Third Street, Horden, Peterlee SR8 4EH



Description:

OPEN VIEWINGS: SATURDAY 28TH NOVEMBER - 9:15AM TUESDAY 1ST DECEMBER - 9:15AM FRIDAY 4TH DECEMBER - 9:15AM
 TO BE SOLD AS ONE LOT A GROUP OF 4 TERRACED HOUSES! Situated adjacent to each other, in the same street, these are larger style three bedroomed terraced houses. They are in need of full refurbishment.
 They each comprise of: Lounge, Kitchen/Dining Room, Bathroom/wc, Three Bedrooms & Yard.
 EPC BANDS 102-E 106-D 110-D 112-D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £49,950+

Lot No. 47

28 Norham Close, Blyth NE24 5EL



Description:

LARGER STYLE END LINK - POPULAR DEVELOPMENT - THREE BEDROOMS - GARAGE TO REAR - EPC: E ** on Norham Close, Cowpen Farm Estate in Blyth. Briefly comprising: Entrance hall, spacious lounge through dining room, breakfasting kitchen and ground floor cloaks/w.c. Three bedrooms to the first floor and family bathroom. Externally there is a lawned area to the front and yard to rear with garage. An ideal investment opportunity, some updating/modernisation required. EPC band E

Call: Rook Matthews Sayer 01670 352900

Price Guide: £65,000+

Lot No. 48

15 Church Street, Howden Le Wear DL15 8HH



Description:

A charming mid terraced home, situated in the popular village of Howden Le Wear. The property has the benefit of uPVC double glazing and gas fired central heating to radiators. An internal inspection is highly recommended in order to appreciate the size of the accommodation on offer which is neatly presented and includes an entrance lobby, excellent lounge, fitted kitchen, inner lobby, modern refitted shower room wc and two first floor bedrooms. To the rear of the property is an attractive wall enclosed courtyard.



EPC band D

Call: J W Wood 01388 604273

Price Guide: £29,950+

Lot No. 49

57 Benwell Grange, Benwell, Newcastle NE15 6RZ



Description:

Spacious two bed apartment, double glazed, central location, No onward chain, Ideal First Time Buy or Buy To Let Enjoying a pleasant light and sunny Westerly outlook over the grounds, we offer this spacious two double bedroom second floor apartment. The property is accessed via a secure communal entrance and has lifts and parking facilities. From the entrance hallway leads to the two bedrooms, walk in storage room, bathroom, lounge/dining area and kitchen. Benefits include double glazing and electric heating. The location is convenient for access to local amenities, shops, public transport links, A1 and A69 road links.



EPC Rating: C

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £32,950+

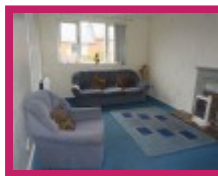
Lot No. 50

Flat 4, 7 Dunstanburgh Close, Byker NE6 2PZ



Description:

ATTENTION INVESTORS- AVAILABLE WITH NO ONWARD CHAIN THIS 1 BEDROOM 1ST FLOOR FLAT SITUATED WITHIN CLOSE PROXIMITY OF AMENITIES INCLUDING SCHOOLS, SHOPS AND TRANSPORT LINKS. The accommodation comprises; communal entrance, entrance hall, lounge, kitchen, 1 bedroom and a bathroom/WC. The property is warmed by storage heating and has double glazing. Externally there are surrounding communal gardens.



EPC Band G

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £29,950+

Lot No. 51

7 West End Terrace, Cockfield, Bishop Auckland DL13 5ET



Description:

A two bedroom mid terrace house requiring some updating but benefitting from solid fuel central heating. Living space includes an entrance lobby, hallway, lounge, dining room, fitted kitchen and bathroom to the ground floor. There are two double bedrooms to the first floor. There is a forecourt front and an enclosed yard to the rear. Offered with immediate vacant possession.



EPC BAND D

Call: J W Wood 01388 604273

Price Guide: £37,950+

Lot No. 52

2 Eleventh Street, Horden, Peterlee SR8 4QQ

kimmitt & roberts



Description:

OPEN VIEWINGS: SATURDAY 28TH NOVEMBER - 1:00PM TUESDAY 1ST DECEMBER - 1:00PM
FRIDAY 4TH DECEMBER - 1:00PM

An interesting opportunity to acquire a traditional mid terraced house, with gas central heating system and upvc double glazing.

It comprises of: Lounge, Kitchen/Dining Room, Two Bedrooms, Bathroom/wc & Yard.

EPC BAND D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £12,000+

Lot No. 53

21/23 Imeary Street, South Shields NE33 4EF

Andrew Craig



Description:

A fantastic rental/investment opportunity given the close proximity to South Tyneside College this is a spacious four bedroom terraced house which was formerly a pair of flats. With consent and capital injection it could perhaps be converted back to two dwellings making it a great buy especially with this affordable price tag. Whilst evidently needing some cosmetic improvements the property benefits from gas combi central heating and has double glazing. Overall it is sure to appeal to anyone either as a first time project or a worthy addition to any investment portfolio. Externally there is parking to the rear yard. Viewing a must to fully appreciate.

EPC BAND D

Call: Andrew Craig 0191 4271722

Price Guide: £69,950+

Lot No. 54

118 Seventh Street, Horden, Peterlee SR8 4JQ

kimmitt & roberts



Description:

OPEN VIEWINGS: SATURDAY 28TH NOVEMBER - 10:30AM TUESDAY 1ST DECEMBER - 10:30AM
FRIDAY 4TH DECEMBER - 10:30AM

An interesting opportunity to acquire a traditional mid terraced house, which already boasts gas central heating system and upvc double glazing. It comprises of: Lounge, Kitchen/Dining Area, Two Bedrooms, Bathroom/wc & Yard

EPC BAND D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £15,000+

Lot No. 55

40 Durban Street, Blyth NE24 1JA

ROOK MATTHEWS SAYER



Description:

The property is located on the corner of Salisbury Street and Durban Street, Blyth. It is a densely populated residential area close to the centre of Blyth Town Centre. The property is an end terrace two storey house/commercial unit. The ground floor consists of a vacant retail unit which was previously used as a general dealers, it would be suitable for a variety of uses subject to planning. A connecting door from the retail unit leads to a living room, residential kitchen and bathroom. The first floor consists of 3 bedrooms. The property does need updating but does benefit from double glazing throughout, gas central heating and roller shutters.

EPC BAND E

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £45,000+

Lot No. 56

70 Jubilee Road, Shildon, Bishop Auckland DL4 2EF


Description:

An investment opportunity to purchase this two bed mid terrace house which is currently tenanted and generating an income in the region of £95per week(£4940 per annum). We are currently awaiting copies of the AST. The property itself benefits from double glazed windows, gas central heating, garden to the rear and off street parking to the front. Property briefly comprises of entrance hall, living room, kitchen, to the first floor there are 2 bedrooms and a family/bathroom wc.

EPC band D

Call: J W Wood 01388 604273

Price Guide: £25,000+

Lot No. 57

34 Eighth Street, Horden, Peterlee SR8 4LY


Description:

OPEN VIEWINGS: SATURDAY 28TH NOVEMBER - 12:00PM TUESDAY 1ST DECEMBER - 12:00PM
FRIDAY 4TH DECEMBER - 12:00PM

This mid terraced house is in need of refurbishment. It has upvc double glazing, but has been damaged by the removal of the plumbing items.

It comprises of: Lounge, Kitchen/Dining Room, Two Bedrooms, Bathroom/wc & Yard.

EPC BAND C

Call: Kimmit & Roberts 0191 5183334

Price Guide: £12,000 +

Lot No. 58

110/110a Front Street East, Bedlington NE22 5AE


Description:

Bedlington is a relatively busy market town in Northumberland with a good amount of footfall and passing traffic to the Front Street commercial parade. The subject property lies to the middle of Front Street and is easily accessible. There are parking spaces to the front. The Premises The property is a two storey sand stone building with pitched slate roof. To the ground floor is a retail unit which has recently been let has a floor area of 63.70 sq. m. (685.66 sq. ft.) The property is fitted to a good standard having recently had new flooring installed and new florescent strip lighting. The 2 bedroom flat is situated on the first floor and has recently been tenanted on an assured short tenancy. There is a shared yard to the rear of the property. Rental Income Retail Unit - £6,000 per annum 5 year lease in place from April 2015 Flat £5,400 per annum Assured Short Tenancy Yield 11.4% Yield Based on Auction Guide Price
EPC Band 110a D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £99,950+

Lot No. 59

32 Park Road, Swarland, Morpeth NE65 9JD


Description:

One of the original settlers properties, this detached house stands in paddock and woodland, and enjoys an excellent view out towards the coast. The accommodation includes sitting room with open fire, kitchen, dining room and separate w.c. on the ground floor. There are three bedrooms and bathroom on the first floor. Solid fuel central heating to some areas, and PVC double glazing included, in addition to solar panels for water heating. There is a detached garage and generous driveway parking, former stable, woodland and paddock. This is an ideal opportunity for development and refurbishment and the property is for sale with no upper chain.

EPC BAND E


Call: Rook Matthews Sayer 01665 510044

Price Guide: £200,000+

Lot No. 60

26 Adamson Street, Shildon DL4 2JN

WOOD
ESTATE AGENTS

Andrew Craig



Description:

A two bedroom mid terrace house situated on Adamson Street, Shildon.

The property comprises of entrance lobby, entrance hall, dining area open plan to living room, kitchen, bathroom, first floor are two bedrooms and there is a yard to the rear.

EPC Band G

Call: J W Wood 01388 604273

Price Guide: £22,000+

Lot No. 61

3 William Street, Chopwell NE17 7JH

ROOK
MATTHEWS
SAYER



Description:

A two bedroom mid terrace house situated on William Street, Chopwell.

The property benefits from gas central heating and is offered for sale with vacant possession.

The accommodation briefly comprises of entrance hall, living room, kitchen, first floor are two bedrooms and a bathroom/wc. Externally there is a yard to the rear.

EPC : D

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £35,000+

Lot No. 62

26 Bircham Street, Stanley DH9 7AE

WOOD
ESTATE AGENTS



Description:

The property requires improvement but has the benefit of gas central heating and uPVC Double glazing. The accommodation briefly comprises; entrance lobby, lounge open plan to dining room, a modern kitchen, rear lobby and bathroom/w.c. to the first floor there are three bedrooms.

EPC Band D

Call: J W Wood 01207 235221

Price Guide: £25,000+

Lot No. 63

Redevelopment Site, The Big Club, Murton, Seaham SR7 9NX

kimmitt & roberts



Description:

An interesting opportunity to acquire a plot ripe for residential redevelopment. It is the site of the former "Big Club" and stands upon a site of 0.88 acres approximately, which includes the steward's house.

The Local Authority have granted Outline Planning Permission for demolition of the existing buildings and redevelopment of the site for upto fourteen dwellings. The land is situated in a predominantly residential area, in a much improved village, with excellent transport links via the A19 and within close proximity of Dalton Park Retail Shopping Outlet.



Call: Kimmitt & Roberts 0191 5813213

Price Guide: £165,000+

Lot No. 64

100 Park Road, Stanley DH9 7BL


Description:

Available with immediate vacant possession, a large mid terraced house situated on Park Road in South Moor. Formerly two flats, this property requires some improvement, has timber framed double glazed windows and gas central heating with a combination boiler. Ideally suited to investors or families, the property includes: Entrance hallway, lounge, a large modern kitchen diner and a utility room. To the first floor there are three bedrooms (one with a store room which could be an en-suite or nursery) and a bathroom w.c. Externally there is a forecourt and a self contained yard to the rear.



EPC band D

Call: J W Wood 01207 235221

Price Guide: £29,950+

Lot No. 65

17 Briton Terrace, Consett DH8 5EH


Description:

A modern first floor flat, with a garage, parking space and two double bedrooms, conveniently situated in Consett town centre and for sale by probate with no onward chain. Built in 1996 by reputable local builder Kevin Moody as one of four self-contained flats, the property has gas central heating (via Worcester combi. boiler), UPVC double glazing and a security alarm system. The ground floor entrance lobby has stairs up to the first floor accommodation, which comprises: lobby with door to bathroom, hall with built-in cupboard, lounge with bay window, fitted kitchen and two good-sized bedrooms. The garage is situated just across from the entrance to the flat, with the allocated parking space within 10 yards.

NB.1) The property is leasehold, with a peppercorn rent and the remainder of a 999-year lease that began on 1st July 1995. 2) There is no service or maintenance charge applicable. EPC Band D

Call: J W Wood 01207 502109

Price Guide: £40,000+

Lot No. 66

19b Front Street, Sacriston, Co Durham DH7 6JS


Description:

A two storey end terraced unit with pebble dashed fascia and pitched slate roof. Situated over two floors, the ground floor is open plan measuring 29.37 sq. m. it benefits from recently being plastered and having a modern UPVC double glazed shop front. Stairs to the rear of the property lead to the first floor which measures 28.04 sq. m. this is made up of an open plan area, two small store rooms one with sink and w/c facilities. The property also benefits from recently installed gas central heating and roller shutters.

EPC Band C

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £25,000+

Lot No. 67

8 & 10 Twelfth Street, Horden, Peterlee SR8 4QH


Description:

OPEN VIEWING: SATURDAY 28TH NOVEMBER - 1:20PM TUESDAY 1ST DECEMBER - 1:20PM FRIDAY 4TH DECEMBER - 1:20PM

TO BE SOLD AS ONE LOT A PAIR OF 3 BED MID TERRACED HOUSES! This is a pair of adjacent, larger style mid terraced houses, each providing spacious three bedroom accommodation. They are in need of refurbishment, although they have upvc double glazing.

They each comprise of: Lounge, Kitchen/Dining Area, Bathroom/wc, Three Bedrooms & Yard.

EPC BANDS8 -D10-E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £30,000+

Lot No. 68

61 Station Road, Hebburn NE31 1LA

**ROOK
MATTHEWS
SAYER**



Description:

The property is located adjacent to the main shopping area serving Hebburn and Station Road runs off the A185 which leads from Pelaw towards Jarrow. The Premises The unit is situated on the ground floor of a two storey brick mid terrace property. The rear of the property which is office space is of wooden construction with flat roof. The unit benefits from a large glazed frontage. Description The unit is on the ground level and until recently has traded as a Book Makers. It is being offered with vacant possession. It has a total floor area of 82.45 sq. m. (887.48 sq. ft.) which consists of retail area (51.09 sq. m.) w/c facilities (10.11 sq. m.) and office space (21.25 sq. m.) EPC Band D

Call: Rook Matthews Sayer 0191 2120000

Price Guide: £45,000+

Lot No. 69

5 Beech Terrace, Eldon Lane, Bishop Auckland DL14 8SS

Andrew Craig

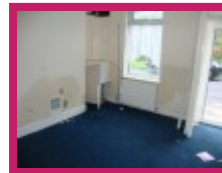
**WOOD
ESTATE AGENTS**



Description:

A three bedroom mid terrace house situated on Beech Terrace, Eldon Lane.

The property comprises entrance lobby, living room, inner hall, kitchen, rear lobby, bathroom, to the first floor are three bedrooms and there is a yard to the rear.



EPC Band G

Call: J W Wood 01388 604273

Price Guide: £18,000+

Lot No. 70

27 Close House, Bishop Auckland DL14 8RR

**WOOD
ESTATE AGENTS**

Andrew Craig



Description:

A blank canvass for investors - we offer a 2 bedroom terrace house which is in need of full refurbishment and modernisation. The property briefly comprises of entrance lobby, living room, kitchen, rear lobby and a bathroom to the ground floor, there are two bedrooms to the first floor and a yard to the rear of the property. EPC : D



Call: J W Wood 01388 604273

Price Guide: £16,000+

Lot No. 71

5 Tees Street, Horden, Peterlee SR8 4NF

kimmitt & roberts



Description:

OPEN VIEWINGS: SATURDAY 28TH NOVEMBER - 2:15PM TUESDAY 1ST DECEMBER - 2:15PM FRIDAY 4TH DECEMBER 2:15PM

This traditional mid terraced home, close to village shops, is in need of refurbishment but offers excellent potential. It comprises of: Lounge, Kitchen/Dining Room, Two Bedrooms, Bathroom/wc & Yard.

EPC BAND F

Call: Kimmit & Roberts 0191 5183334

Price Guide: £15,000 +

Lot No. 72

53 Gladstone Street, Crook, County Durham DL15 9EF



Andrew Craig



Description:

Tidily presented Mid terraced house handily located for access to town centre amenities. With entrance hallway, lounge, dining room, kitchen, ground floor bathroom/WC and two bedrooms. Externally there is a yard to the rear.



EPC Band E

Call: J W Wood 01388 604273

Price Guide: £40,000+

Lot No. 73

8 Tees Street, Horden, Peterlee SR8 4NF



Description:

Impressive mid terraced house with upvc double glazing, gas central heating system and a refitted kitchen.

It comprises of: Lounge, Kitchen/Dining Area, Two Bedrooms, Bathroom/wc & Yard.

EPC BAND E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £15,000+

Lot No. 74

33 Jubilee Crescent, Sherburn Village, Durham DH6 1PH



Andrew Craig



Description:

A two bedroom semi detached house situated on Jubilee Crescent, Sherburn Hill. The property comprises living room, dining room, kitchen, to the first floor are two bedrooms, bathroom and separate wc. EPC Band E



Call: J W Wood 0191 3869921

Price Guide: £38,500+

Lot No. 75

15 Station Lane, Station Town, Peterlee TS28 5DG



Andrew Craig



Description:

A three bedroom mid terrace house situated on Station Lane, Station Town. The property comprises entrance hall, living room, dining area, kitchen, rear lobby, bathroom, first floor are three bedrooms and there is a yard to the rear.



EPC Band F

Call: Kimmit & Roberts 0191 5183334

Price Guide: £28,000+

Lot No. 76

31 Weardale Drive, Bishop Auckland DL14 0RA

WOOD
ESTATE AGENTS

Andrew Craig



Description:

A two bedroom end of terrace house situated on Weardale Drive, Bishop Auckland. The property comprises entrance hall, living room, kitchen, first floor are two bedrooms and a bathroom with gardens to front and rear.



EPC Band D

Call: J W Wood 01388 604273

Price Guide: £42,000+

Lot No. 77

11 Washington Street, Millfield, Sunderland SR4 6JJ

Andrew Craig



Description:

A two bedroom mid terrace situated on Washington Street, Millfield offered for sale with vacant possession.

An internal inspection is recommended to appreciate the property on offer.

EPC : G



Call: Andrew Craig 0191 5653377

Price Guide: £40,000+

Lot No. 78

18 Findon Hill, Sacriston, Co Durham DH7 6LR

WOOD
ESTATE AGENTS

Andrew Craig



Description:

A two bedroom mid terrace house situated on Findon Hill, Sacriston.

The property is offered for sale with vacant possession and the accommodation briefly comprises of entrance hall, living room, dining area, kitchen, first floor are two bedrooms and a bathroom/wc.

Externally there is a townhouse garden to the front and a yard to the rear.



EPC : D

Call: J W Wood 0191 3869921

Price Guide: £50,000+

Lot No. 79

13 North View, Ashington NE63 9XQ

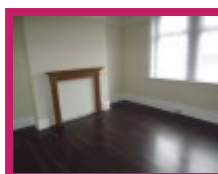
ROOK MATTHEWS SAYER

Andrew Craig



Description:

Ideal investment opportunity. Chain Free two bedroom terrace on sought after North View, Ashington. Close to the town centre, local leisure centre and transport links this property is available to view now. Double Glazed throughout the accommodation briefly comprises of entrance hall, spacious lounge, kitchen/dining room, downstairs bathroom and W.C, stairs to the first floor landing and two good sized bedrooms. Externally there is a large enclosed garden to the front and a large yard to the rear. Early viewings are highly recommended.



EPC Band E

Call: Rook Matthews Sayer 01670 850850

Price Guide: £40,000+

Lot No. 80

2 Wear Terrace, Hunwick, Bishop Auckland DL15 0LE



Andrew Craig



Description:

Requiring full refurbishment, a three bedroom mid terraced house with yard to rear. Situated in a popular village.

Call: J W Wood 01388 604273

Price Guide: £35,000+

Lot No. 81

24 West Street, Ferryhill DL17 8JZ



Andrew Craig



Description:

A two bedroom mid terrace house situated on West Street, Ferryhill. The property is offered for sale with vacant possession. EPC Band G

Call: J W Wood 01388 604273

Price Guide: £18,000+

Lot No. 82

15, 17&19 Twelfth Street, Horden, Peterlee SR8 4QH



Description:

OPEN VIEWINGS: SATURDAY 28TH NOVEMBER - 1:20PM TUESDAY 1ST DECEMBER - 1:20PM FRIDAY 1ST DECEMBER - 1:20PM
TO BE SOLD AS ONE LOT A GROUP OF 3 MID TERRACED HOUSES! This is a group of larger style three bedroomed terraced houses, situated adjacent to each other in the same street. All are in need of refurbishment, an excellent investment opportunity. They each comprise of: Lounge, Kitchen/Dining Area, Bathroom/wc, Three Bedrooms & Yard.
EPC BANDS D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £40,000+

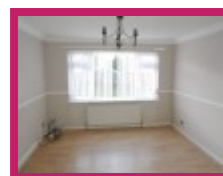
Lot No. 83

18 Blenheim Terrace, Bedlington NE22 5YR



Description:

TWO BED GROUND FLOOR FLAT - FRONT GARDEN - NO UPPER CHAIN IDEAL INVESTMENT / FIRST TIME BUY Situated on Blenheim Drive in Bedlington, this ground floor flat comprises; entrance hallway, lounge/ dining area, fitted kitchen, two bedrooms and a wet room. Garage within a detached block.



EPC BAND C

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £39,950+

Lot No. 84

238 South Frederick Street, South Shields NE33 5HL

Andrew Craig



Description:

A flat in need of modernisation and refurbishment. The property briefly comprises of entrance hall with stairs to first floor landing, living /kitchen, bedroom with en-suite, bath, to the second floor there are two rooms. (Our enquiries have been unable to locate planning approval or building regulations for the second floor rooms)

We are advised that the property is the freehold of 236 & 238 South Frederick Street , it includes the freehold of the upper flat and the reversionary interest in the lower flat which is subject to a lease with 70 years left.

EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £20,000+

Lot No. 85

22 Bigges Street Wallsend NE28 8BB

ROOK MATTHEWS SAYER



Description:

A two bedroom semi detached currently let at £475 (awaiting copy of tenancy agreement)

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £65,000 - £75,000

Lot No. 86

3a William Street Chopwell NE17 7JH

ROOK MATTHEWS SAYER



Description:

A two bedroom mid terrace house situated on William Street in Chopwell. The property has recently had some work done and benefits from gas central heating. The accommodation briefly comprises an entrance hall, living room and kitchen. To the first floor there are two bedrooms and a bathroom/w.c. Externally there is a yard to the rear.

EPC: - D

Call: Rook Matthews Sayer 0191 4131313

Price Guide: £35,000+

Lot No. 87

East Chapel, Old Benfieldside Chapel, Blackhill DH8 5TF

WOOD ESTATE AGENTS



Description:

A development opportunity to convert this Grade 2 Listed Building located in the old Benfieldside Cemetary, on Durham Road, Blackhill. The East Chapel has planning permission for a three bedroom dwelling (Planning Ref No JT/1/2008/0672), similar to that created in the neighbouring West Chapel, which has also been converted in recent years



Call: J W Wood 01207 502109

Price Guide: £110,000+

Lot No. 88

6 Eleventh Street, Horden, Peterlee SR8 4QQ

kimmitt & roberts



Description:

OPEN VIEWINGS: SATURDAY 28TH NOVEMBER - 1:00PM TUESDAY 1ST DECEMBER - 1:00PM
FRIDAY 4TH DECEMBER - 1:00PM

This is a traditional mid terraced house which offers huge potential. It already has upvc double glazing, but is in need of further refurbishment. It comprises of: Lounge, Kitchen/Dining Area, Two Bedrooms, Bathroom/wc & Yard.

EPC BAND E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £10,000 +

Lot No. 89

9 Matlock Square Lynemouth NE61 5YF

ROOK MATTHEWS SAYER



Description:

A 3 bed mid terrace, benefiting from gas central heating and double glazing. Briefly comprises ground floor, WC , refitted kitchen, lounge. To the first floor there are 3 bedrooms and a bathroom.



EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £44,950+

Lot No. 90

104 & 108 Seventh Street, Horden, Peterlee SR8 4JQ

kimmitt & roberts



Description:

OPEN VIEWINGS: SATURDAY 28TH NOVEMBER - 10:30AM TUESDAY 1ST DECEMBER - 10:30AM
FRIDAY 4TH DECEMBER - 10:30AM

TO BE SOLD AS ONE LOT A PAIR OF TERRACED HOUSES! An interesting opportunity to acquire a pair of terraced houses, in close proximity to each other in the same street. Both are in need of refurbishment, and there is undoubted scope and potential. They each comprise of: Lounge, Kitchen/Dining Area, Two Bedrooms, Bathroom/wc & Yard.
EPC BAND D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £25,000+

Lot No. 91

80 Salters Road, Gosforth NE3 1DH

Andrew Craig



Description:

A fantastic investment opportunity situated on SALTERS ROAD, GOSFORTH. Three bedroom mid terraced house. Situated within walking distance of Gosforth High street which offers a range of amenities. Whilst the property is in need of full modernisation throughout it offers an entrance hallway, two reception rooms, kitchen, three bedrooms, bathroom and separate wc. Externally there is a front garden and larger than average rear yard. Available with no upper chain and must be seen!
EPC BAND D

Call: Andrew Craig 0191 2859024

Price Guide: £145,000+

Lot No. 92

6 Hawthorn Close, Benwell Village, Newcastle NE15 6AG

**ROOK
MATTHEWS
SAYER**



Description:

Attention First Time Buyers or Buy To Let Investors, This fantastic two bedroom ground floor apartment has spacious living accommodation and would suite a First Time Buyer or Investor alike. Ideally located for local amenities, shops, popular schools and transport links into and around Newcastle city centre. The A1 and A69 are both close at hand linking to the central motorway network. Benefits include gas central heating, double glazing, communal gardens, parking and no onward chain. The property comprises; security entry system, lobby, hallway, lounge, breakfasting kitchen, two bedrooms and a bathroom.



EPC BAND B

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £49,950+

Lot No. 93

56 Thornton Street, Newcastle NE1 4AW

**ROOK
MATTHEWS
SAYER**



Description:

A unique opportunity to purchase this Grade 2 listed city centre apartment located in the heart of "theatre land" with accommodation spread over three floors. To fully appreciate the size and location of the property an early viewing is recommended. The property requires repair works from what appears to be water ingress and we recommend all potential buyers satisfy their own requirements. Property briefly comprises of entrance hall with stairs to first floor, two bedrooms, bathroom, stairs to second floor with living room and kitchen. Sold prices shows that number 63 (a 2 bedroom apartment) sold in September 2014 for £195,000.



Call: Rook Matthews Sayer 0191 2744661

Price Guide: £99,950+

Lot No. 94

1 Thirteenth Street, Horden, Peterlee SR8 4QH

kimmitt & roberts



Description:

OPEN VIEWINGS: SATURDAY 28TH NOVEMBER - 2:00PM TUESDAY 1ST DECEMBER - 2:00PM FRIDAY 4TH DECEMBER - 2:00PM

This is a larger style three bedroomed end terraced house, situated in a popular street. It has gas central heating system, upvc double glazing and modern kitchen. It comprises of: Lounge, Kitchen/Dining Room, Bathroom/wc, Three Bedrooms & yard. EPC BAND D

Call: Kimmit & Roberts 0191 5183334

Price Guide: £15,000+

Lot No. 95

22 Armstrong Drive, Forest Hall NE12 7EB

**ROOK
MATTHEWS
SAYER**



Description:

A spacious four bedroom semi-detached house, located in the West Moor Area of Newcastle. The property has a traditional layout, with the ground floor reception rooms coming off the hall. To the front of the property the lounge has a walk in bay window, whilst the dining room overlooks the garden at the rear. The extended kitchen at the rear leads out onto the large patio in the rear garden, and also has a door through to a utility room that is fitted with a comprehensive range of wall and base units. The utility room has been created by a converting most of the former garage. Upstairs there are three double bedrooms, a single bedroom, and a family bathroom. The bedroom that was built as part of the extension over (what was) the garage, has its own shower room and features a Juliette balcony. The remaining section of converted garage is accessed via French doors at the front of the house. The front garden has been mainly block paved and has wrought iron gates and leads to side gate access to the rear garden. The rear garden is larger than average and comprises an extensive paved patio area, lawn and shed. EPC Band C

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £159,950+

Lot No. 96

98 Poplar Street Ashington NE63 0AY



Description:

Investment opportunity to purchase this tenanted lower flat which is generating £330 PCM. (awaiting copy of tenancy agreement)
EPC Rating: D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £25,000+

Lot No. 97

20 & 22 Tenth Street, Horden, Peterlee SR8 4NE



Description:

OPEN VIEWINGS: FRIDAY 28TH NOVEMBER - 12:40PM TUESDAY 1ST DECEMBER - 12:40PM
FRIDAY 4TH DECEMBER - 12:40PM
TO BE SOLD AS ONE LOT A PAIR OF TERRACED HOUSES!
An excellent opportunity to acquire a pair of adjacent mid terraced houses, both are generally well presented, each having gas central heating system and upvc double glazing. They each comprise of: Lounge, Kitchen/Dining Area, Two Bedrooms, Bathroom/wc & Yard.
EPC BANDS E

Call: Kimmit & Roberts 0191 5183334

Price Guide: £27,000+

Lot No. 98

22 Nottingham Court, Bedlington NE22 6PE



Description:

A detached family mid terrace comprises; entrance hallway with stairs to first floor, lounge, kitchen diner, utility room, downstairs cloaks/wc, first floor landing, master bedroom with fitted wardrobes and en-suite shower room, three further bedrooms, and a family bathroom / wc.. Externally the property has gardens to the front and rear and single garage . This is an ideal investment opportunity to purchase this Four bedroom, Two reception room detached house, it is available at a discounted price to reflect the structural issues to the property. We recommend all buyers make their own enquiries in this regard and satisfy their own requirements prior to bidding.



EPC Rating: C

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £99,950+

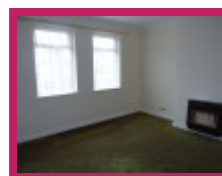
Lot No. 99

50 St Anthonys Road, Walker NE6 2PD



Description:

A 3 BEDROOM MID TERRACE FAMILY HOME SITUATED WITHIN CLOSE PROXIMITY OF AMENITIES INCLUDING SCHOOLS, SHOPS AND TRANSPORT LINKS. The accommodation comprises: entrance hall, lounge and a dining kitchen. To the first floor there are 3 bedrooms and a shower room/wc. Additional benefits include gas central heating and double glazing. Externally there are gardens to the front and rear and a driveway to the front.



EPC Rating: D

Call: Rook Matthews Sayer 0191 2761283

Price Guide: £49,950+

Lot No. 100

57a Back Sanderson Road, Jesmond, Newcastle NE2 2DR

ROOK
MATTHEWS
SAYER**Description:**

A development opportunity in central Jesmond, close to all local amenities including shops, cafes and restaurants on Acorn Road, Osborne Road and St Georges Terrace. The property is currently storage/workshop/garage with office, kitchen and w.c facilities and has the potential to be used for Residential use, subject to planning approval.



EPC Band to follow

Call: Rook Matthews Sayer 0191 2816700**Price Guide:** £89,950+*Merry Christmas*

AND HAPPY NEW YEAR

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Scott Hendry
Director



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Lot No. 101 10 Earls Gardens, Blyth NE24 5HG

ROOK
MATTHEWS
SAYER



Description:

SEMI DETACHED - POPULAR LOCATION - THREE BEDROOMS - GARDENS - GARAGE on Earls Gardens, Malvins Close in Blyth. Briefly comprising: Entrance hall, lounge and dining kitchen. Three bedrooms to the first floor and family bathroom. Gardens to front and rear and detached garage. EPC Band E



Call: Rook Matthews Sayer 01670 352900

Price Guide: £38,000+

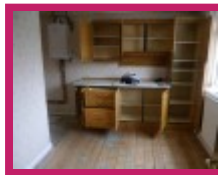
Lot No. 102 90 Southmead Avenue, Blakelaw NE5 3PA

ROOK
MATTHEWS
SAYER



Description:

In need of cosmetic refurbishment we offer to the market this three bedroom semi-detached house. The accommodation is great with good sized rooms of which include; lounge, kitchen with ample space to dine in, a utility space and a number of outhouses which could be renovated to create more useful living space. On the first floor there are three bedrooms and a bathroom. The house is offered with vacant possession and will be ideal for a First Time Buyer as a project or an Investor.



EPC BAND D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £64,950+

Lot No. 103 10 Carlyon Street, Sunderland SR2 7DB

Andrew Craig



Description:

This spacious three bedroom end terraced property is offered with no chain involved. Having previously been student let accommodation, complying with all relevant HMO standards, this property is located close to amenities including access to Sunderland City Centre and the University. Accommodation briefly comprises of entrance hallway, lounge, dining room or additional student bedroom, breakfasting kitchen, utility area and a further bedroom to the ground floor, having an additional three bedrooms, bathroom and cloaks/w.c. to the first floor. Benefiting from combi gas central heating and part double glazing. An ideal property for the investment buyers out there and large families alike.



EPC Band E

Call: Andrew Craig 0191 5653377

Price Guide: £79,950+

Lot No. 104 23 Kern Green, Stonehaugh, Hexham NE48 3DZ

**ROOK
MATTHEWS
SAYER**



Description:

Formally the village post office, this three/four bedroom home, must be viewed to appreciate the size, quality and location on offer. Situated in the heart of the pretty village of Stonehaugh, within the National Park. The accommodation is extremely light and spacious, benefiting from oil central heating and double glazing. On entering the property you are attracted to the solid oak flooring throughout the ground floor and reception hall with oak spindled staircase leading to the first floor. The sitting room enjoys lovely views and has a wood burning stove, the former post office now used a Den/family room in the past has been a bedroom, and could easily be a home office. A spacious dining room again with wood burning stove leads to the galley style kitchen and has access to the rear garden and to the first floor there are three double bedrooms and a family bathroom. Externally to the rear there is a brick built outhouse, wood store, oil tank and pleasant paved patio. The garden is laid to lawn with mature borders, shrubs and a pond.

EPC : D

Call: Rook Matthews Sayer 01434 601 616

Price Guide: £120,000+

Lot No. 105 44 Roseberry Street, No Place, Stanley DH9 0QR

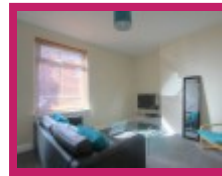
**WOOD
ESTATE AGENTS**



Description:

The property is available with immediate vacant possession, has the benefit of UPVC double glazing, gas central heating with combination boiler, a recently installed kitchen and bathroom, along with flooring and re-decoration. The accommodation comprises: on the ground floor, a large lounge, modern kitchen/dining room with integrated cooking appliances and a useful utility room/Rear porch. To the first floor there are two bedrooms and a bathroom/w.c. Externally the property has an enclosed yard to the rear.

EPC BAND C



Call: J W Wood 01207 235221

Price Guide: £42,950+

Lot No. 106 9 Watt Street, Gateshead NE8 4TH

Andrew Craig



Description:

This spacious three bedroom upper flat is ideal for a range of buyers due to size and location. With double glazing and gas combination central heating system. Well presented throughout, having recently been re-decorated. Accommodation comprises: entrance hallway with stairs to first floor landing, lounge, kitchen, bathroom and three bedrooms. Externally there is a private rear yard. Pleasantly situated for local amenities and transport links to A1, Newcastle and Gateshead. Viewing recommended to appreciate fully.

EPC Band to follow



Call: Andrew Craig 0191 4875330

Price Guide: £55,000+

Lot No. 107 84 Horsley Hill Road, South Shields NE33 3EP

Andrew Craig



Description:

We are delighted to offer to the market this three bedroom semi detached house situated within easy access to local amenities, shops, schools, South Tyneside College and transport links into South Shields Town Centre and Coastline. The property briefly comprises of: - Entrance hall, lounge, dining room, kitchen with integrated appliances, three bedrooms, wet room and separate w.c. Externally lies a low maintenance garden to the rear, to the front there is a driveway leading to the garage, both providing off road parking and a paved area to the front. Further benefits include gas central heating and double glazing. An early viewing is highly recommended.

EPC Band D



Call: Andrew Craig 0191 4271722

Price Guide: £139,950+

Lot No. 108 14 Harlow Street, Sunderland SR4 7AR

Andrew Craig



Description:

A two bedroom mid terraced cottage located close to amenities including local shops, schools and Millfield metro station, Sunderland University and Royal Hospital. Accommodation briefly comprises entrance hallway, two bedrooms, lounge with living flame gas fire, well appointed kitchen and family bathroom. Externally there is a yard to the rear with roller shutter door leading to the secure parking. Boasting uPVC double glazing and combi gas central heating. An ideal purchase for a range of buyers



EPC Rating: C

Call: Andrew Craig 0191 5653377

Price Guide: £49,950+

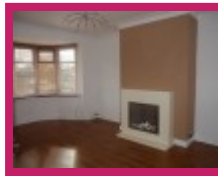
Lot No. 109 355 Two Ball Lonnen, Fenham NE4 9SA

ROOK MATTHEWS SAYER



Description:

Spacious two bedroom, two reception room or three bedroom, one reception room upper flat, vacant possession. Ideal for the First Time Buyer or Investor alike is this larger style upper flat. Pleasantly positioned and centrally located for shops, amenities and bus routes into and around Newcastle city centre. Benefits include double glazing, gas central heating and no onward chain. The accommodation comprises; entrance hall, landing, lounge, kitchen, dining room, two bedrooms, bathroom and a separate w.c. Externally there is a garden to the rear



EPC band D

Call: Rook Matthews Sayer 0191 2744661

Price Guide: £69,950+

Lot No. 110 5 Victory Street West, Hetton Le Hole DH5 9DW

kimmitt & roberts



Description:

NO ONWARD CHAIN! - 3 Bed Semi Detached with Conservatory - Quiet Cul-de-Sac Position South-West Facing Rear Garden Gas Combi CH & UPVC Double Glazing



Call: Kimmitt and Roberts 0191 5848080

Price Guide: £59,950+

Lot No. 111 20 Hackwood Park, Hexham NE46 1AX

ROOK MATTHEWS SAYER



Description:

Situated within a small exclusive development south of Hexham town, this three bedroom detached bungalow must be viewed to appreciate the location, size and potential on offer. Well proportioned and occupying a generous plot, the property is in need of some modernisation and refurbishment. Buyers are likely, for example, to wish to refit the kitchen and bathroom, and to fit modern double-glazed windows. The accommodation is light, spacious and benefits from gas central heating and double glazing. The garden is a particularly nice feature of this bungalow with a pleasant south-facing patio area and lawns to three sides with well-stocked borders.



EPC Band D

Call: Rook Matthews Sayer 01434 601 616

Price Guide: £225,000+

Lot No. 112 52 Woodside, Hadston, Amble NE65 9SN



Description:

A well presented three bedroom semi detached house found in a peaceful crescent in the coastal town of Hadston. The accommodation would suit a variety of purchasers and would also prove of interest to the buy to let investor. Enjoying the benefits of gas central heating and double glazing, the property briefly comprises reception hall, lounge/dining room, breakfasting kitchen, conservatory, three bedrooms and family bathroom. With well stocked front and rear gardens and generous driveway parking, your early appointment to view is highly recommended.



EPC Rating: D

Call: Rook Matthews Sayer 01665 713358

Price Guide: £89,000+

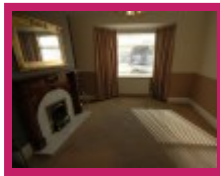
Lot No. 113 34 Harton Lane, South Shields NE34 0EE

Andrew Craig



Description:

A three bedroom semi detached home located close to Harton and Mortimer Comprehensive Schools, local shops and amenities and Temple Park, together with traffic routes to South Shields and Sunderland. Internally comprising of an entrance hallway, lounge, dining room, kitchen and conservatory together with three first floor bedrooms and a family bathroom. Externally there are front and rear gardens alongside a block paved driveway and garage for off road parking. Further benefits include gas central heating and double glazing. Viewing urged to secure!



EPC BAND D

Call: Andrew Craig 0191 4271722

Price Guide: £129,950+

Lot No. 114 15 Holyoake Street, Pelton Lane Ends, Chester Le Street DH2 1NU

WOOD
ESTATE AGENTS



Description:

An attractively presented two bedroom house which has been sensibly priced in view of the host of improvements made. It is well presented throughout including a new roof and we recommend early viewing particularly to first time buyers. The property includes gas fired central heating via radiators, uPVC double glazing and alarm system. To the ground floor there is an entrance lobby, lounge with period style fireplace and good size kitchen/dining room with integral cooking appliances. To the first floor there are two bedrooms and a refitted bathroom in white. Externally there is a good size yard to rear.

EPC : Band C

Call: J W Wood 0191 3887245

Price Guide: £49,950+

Lot No. 115 7 Drumaldrace, Mayfield, Washington NE37 1SR

Andrew Craig



Description:

A two bedroom ground floor flat in this popular residetail area. We are advised the property is currently tenanted at £500pcm (awaiting copies of tenancy).

The property briefly comprises of lounge. kitchen diner, bathroom and two bedrooms. Externally there is a parking bay

EPC Band C

Call: Andrew Craig 0191 4921234

Price Guide: £59,950+

Lot No. 116 14 Ski View, Sunderland SR3 1NW

Andrew Craig



Description:

This detached family home located on this ever popular residential estate, decorated to the highest of standards throughout in a modern neutral theme. Benefits from combi gas central heating, double glazing and security alarm system. The spacious living accommodation comprises of entrance hallway with ground floor cloaks/w.c., lounge with electric fire in feature surround, dining room with double glazed patio doors leading to conservatory with double glazed French doors to the rear garden and well appointed kitchen to the ground floor whilst to the first floor there are four bedrooms (two with fitted wardrobes and master bedroom also having an ensuite shower room) and a family bathroom with three piece white suite. Externally there is a rear garden with decking, laid to lawn and hardwood door leading to the garage. Side garden with gravelled patio, decking and wrought iron gate to the front. Double garage and block paved driveway providing off road parking.
EPC : Band D

Call: Andrew Craig 0191 5653377

Price Guide: £195,000+

Lot No. 117 127 Melrose Crescent, Seaham SR7 0JZ

kimmitt & roberts



Description:

This is a pleasant end link providing excellent family accommodation at a tempting price. Well proportioned, it has UPVC double glazing, a fitted kitchen, gas central heating etc. It occupies a favoured position upon this mature and respected estate. Early inspection is recommended. No Upward Chain. Summary of accommodation Entrance Vestibule, Lounge, Kitchen/Dining Room, Two Bedrooms. Material Information Japanese Knotweed has been found on nearby land, this is the responsibility of the Local Authority who is aware of this and dealing with the matter.

EPC Band D



Call: Kimmitt & Roberts 0191 5813213

Price Guide: £49,950+

Lot No. 118 48 Seymour Crescent, Eaglescliffe TS16 0LF

Michael Poole



Description:

A sensibly priced three bedroom semi-detached property, set within a popular area of Eaglescliffe close to popular junior and secondary schools. Features include: extensive lounge/dining area and separate dining room, kitchen with fitted wall and base units, larger than average garage, pleasant gardens to front and rear, three first floor bedrooms, bathroom/W.C with coloured suite, gas central heating system and sealed unit double glazing.

EPC BAND E



Call: Michael Poole 01642 788878

Price Guide: £124,950+

Lot No. 119 59 Welfare Crescent, Ashington NE64 6RZ

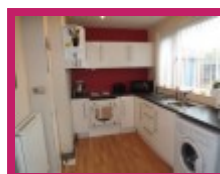
ROOK MATTHEWS SAYER



Description:

Chain free property to buy on Welfare Crescent, Newbiggin by the sea. This two bedroomed house is situated on a popular estate and is close to local schools and newly renovated sea front, benefitting from double glazing and gas central heating the property comprises of: entrance via double glazed door, lounge, kitchen diner, two good sized bedrooms and a family bathroom. Externally there are lawned gardens to the front, side and rear. Viewing highly recommended.

EPC Band C



Call: Rook Matthews Sayer 01670 850850

Price Guide: £54,950+

Lot No. 120 35 Millfield Avenue, Kenton, Newcastle NE3 4TA

Andrew Craig



Description:

This two bedroom ground floor flat is situated on Millfield Avenue, Montague Estate, Kenton. Being within a popular location allowing easy access to Gosforth. The property benefits from spacious private gardens to the front and rear, gas central heating and upvc double glazing windows. Accommodation comprises of entrance vestibule leading to hallway, lounge, modern kitchen with access to rear garden, two bedrooms, and modern bathroom. An ideal first time buy or investment opportunity! Call now to view!



EPC Band D

Call: Andrew Craig 0191 2859024

Price Guide: £59,950+

Lot No. 121 7 The Chase, West Moor, Newcastle NE12 7EW

ROOK MATTHEWS SAYER



Description:

Offered with no onward chain occupying a larger than average plot is this well presented Swedish design detached three bedroom bungalow situated within this small residential development. Set in its own grounds and offers spacious accommodation throughout and comprising; entrance hall with doors leading to all rooms, two useful storage cupboards one housing a combi boiler, and Lshaped lounge/dining room with patio doors leading through to the conservatory which overlooks the rear garden. A well appointed kitchen with a good range of wall and base units incorporating a double electric oven, gas hob with extractor hood over, integrated fridge, integrated freezer and space for tumble dryer. Three bedrooms, two of which have fitted wardrobes, bathroom/W.C and a shower room/W.C. Externally to the front is driveway parking for several cars and leading to the detached double garage, extensive lawned gardens to four sides mainly laid to lawn with mature hedging. The property benefits from gas central heating and UPVC double glazing. EPC Band E

Call: Rook Matthews Sayer 0191 266 7788

Price Guide: £240,000+

Lot No. 122 19 Moorcroft, Newbiggin, Ashington NE64 6AW

ROOK MATTHEWS SAYER



Description:

THREE BEDROOMED END TERRACED SPACIOUS ACCOMMODATION ENCLOSED YARD This refurbished three bedroomed end terraced has come to the market for sale as a chain free purchase. Close to the newly renovated sea front this is an ideal first time buy, with double glazing and gas central heating the property comprises of lounge, newly fitted kitchen diner, stairs to first floor, refitted family bathroom and three bedrooms. Externally there is an enclosed yard to rear. Must View!



EPC Band C

Call: Rook Matthews Sayer 01670 850850

Price Guide: £54,950+

Lot No. 123 5 Ashley Gardens, Ashington NE62 5AG

ROOK MATTHEWS SAYER



Description:

CHAIN FREE, THREE BEDROOMED SEMI DETACHED, LARGE CORNER PLOT. Chain free spacious three bedroomed semi detached home on the sought after Wansbeck Estate, Stakeford. Situated on a large corner plot this property is located close to local shops, schools, amenities and transport links. With double glazing and gas central heating the accommodation comprises: Entrance porch, hallway, open plan lounge/dining room, kitchen, utility room, stairs to first floor, three good sized bedrooms and a family bathroom. Externally there is a garden to the rear and a large lawned garden to the front and side with drive leading to garage. Early viewings are recommended. EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £89,950+

Lot No. 124 2 Corner House, Wark, Hexham NE48 3LT

**ROOK
MATTHEWS
SAYER**



Description:

Situated in the centre of this North Tyne Village, Corner House benefits from UPVC double glazing and oil central heating, the accommodation is spacious, and in good order throughout, briefly comprising of entrance hall, sitting room with open fire, inner hall, large walk in storage cupboard, kitchen, two bedrooms and bathroom. Externally there is a yard to the rear. Viewing is essential to appreciate this property



EPC Band F

Call: Rook Matthews Sayer 01434 601 616

Price Guide: £89,950+

Lot No. 125 The Bungalow, Elsdon NE19 1AA

**ROOK
MATTHEWS
SAYER**



Description:

A well appointed stone built, three bedroomed detached bungalow, superbly situated on the edge of this lovely village with beautiful views over surrounding countryside. With LPG central heating and sealed unit double glazing, the accommodation comprises briefly; entrance and reception halls, lounge with wood burning stove and patio doors to the rear garden, fully fitted breakfasting kitchen, spacious utility room, three bedrooms and bathroom/wc. There is a garage and the property stands in good sized gardens with generous front and side gardens, kennels and paved south facing rear garden. Ideal for a couple or family, internal inspection is highly recommended to fully appreciate the accommodation and location offered by The Bungalow. Located within Northumberland National Park, Elsdon is a beautiful village, conveniently situated for A696 making it ideal for commuting to Newcastle upon Tyne
EPC : Band F

Call: Rook Matthews Sayer 01661 860228

Price Guide: £185,000+

Lot No. 126 23 Kestrel Avenue, Middlesbrough TS3 8EG

Michael Poole



Description:

AVAILABLE WITH VACANT POSSESSION, IDEAL FOR AN INVESTOR OR FIRST TIME BUYER. A three bed mid terrace house, comprising of lounge dining room, kitchen to the first floor there are 3 bedrooms and a bathroom. Externally Paved courtyard to the front. To the rear is an enclosed yard with access for a vehicle via a gate providing car hard standing.



EPC BAND D

Call: Michael Poole 01642 254222

Price Guide: £59,950+

Lot No. 127 16 Southend Parade, Hebburn NE31 2AR

Andrew Craig



Description:

3 BED MID LINK - Well presented family size home with the added advantage of a conservatory to the rear overlooking the rear garden. The property also benefits from gas central heating and double glazing and comprises of: Entrance hall with stairs up. Lounge, Dining/Kitchen with access to Conservatory. Rear lobby has exit door and separate w.c. The first floor has three bedrooms, two with robe storage and bathroom/w.c., with a white three piece suite. Externally there is an enclosed garden forecourt with garden to rear with lawn and borders. All in all, a very presentable home which is worthy of an internal inspection to appreciate.



EPC band C

Call: Andrew Craig 0191 4281428

Price Guide: £64,950+

Lot No. 128 18 Ashhill, Coulby Newham TS8 0SX



Description:

Ideal for first time buyers, a two bedroom terraced house benefiting from a private rear garden, fitted kitchen, ample storage space and driveway parking to the front elevation.

EPC Band D



Call: Michael Poole 01642 288299

Price Guide: £89,000+

Lot No. 129 5 Rothbury Avenue, Jarrow NE32 5NU



Description:

A semi detached bungalow situated in this sought after area of Monkton Village, Jarrow. The accommodation briefly comprises spacious entrance hallway, 16 foot lounge, kitchen, inner hallway, two double bedrooms with robes and shower room with double shower cubicle. There is also a single detached garage with up and over door. Externally there are very well maintained gardens to the front and rear of the property and a block paved driveway to the side. Further benefits include gas combi central heating, double glazed windows throughout and viewing comes highly recommended to appreciate this family home.

EPC band C



Call: Andrew Craig 0191 4280025

Price Guide: £139,950+

Lot No. 130 30 Hartleyburn Avenue, Hebburn NE31 2NE



Description:

This two bedroom semi detached property is located on a sought after street which is Hartleyburn Avenue in Hebburn. Offering buyers the opportunity to put there own stamp on this property with a little bit of TLC. The property briefly comprises entrance hallway, spacious lounge with bay window, separate dining room, kitchen and to the first floor there are two double bedrooms and a family bathroom. The property also benefits from a single detached garage, extensive gardens to the front and rear, block paved driveway for multiple cars to the side, gas combi boiler and double glazing throughout.

EPC BAND D



Call: Andrew Craig 0191 4281428

Price Guide: £99,950+

Lot No. 131 22 Tankerville Terrace, Wooler NE71 6DJ



Description:

**** REFURBISHED AND MODERNISED EXCELLENT OPEN VIEWS REAR ACCESS FOR GARAGE****A traditional stone built terraced house in an elevated position enjoying elevated open views from front and rear. The property has been refurbished with modern kitchen and bathroom fittings and has gas central heating. Many traditional features have been retained including marble fireplace to one of the bedrooms. The entrance lobby and hall give access to sitting room with bay window and excellent views, separate dining room and fitted kitchen. On the first floor the master bedroom enjoys views outover the valley, there are two further bedrooms and family bathroom. To the front of the property is a lawned garden and to the rear further garden with rear vehicular access to the garage and summerhouse.

Call: Rook Matthews Sayer 01665 510044

Price Guide: £135,000+

Lot No. 132

The Beach House, 8 Pebble Beach, Whitburn SR6 7NY

Andrew Craig



Description:

The Beach House is a simply stunning property of considerable quality situated in an unrivalled beach front position and offering magnificent, uninterrupted sea and coastal views. Sympathetically designed with wall to ceiling glazing in the main reception rooms maximising the dramatic coastal views, the property provides split level open plan luxury in a unique sea front setting. Beautifully appointed throughout with high quality fittings and stylish modern decor, the property is generously proportioned with the accommodation flowing attractively from room to room. Particular features include the superb vaulted living area with exposed roof trusses, the high quality recently fitted kitchen with granite work surfaces and the luxury en suite to the master bedroom featuring high quality bedroom furniture and direct access to external sun terraces. The remaining bedroom accommodation is spacious and attractively appointed with modern fitted wardrobes and the property has the benefit of wrap around terracing and balcony areas, ideal for alfresco dining and views. The property benefits from gas central heating and uPVC double glazing. EPC BAND D

Call: Andrew Craig 0191 5160239

Price Guide: £650,000+

Lot No. 133

133 St Pauls Road, Jarrow NE32 3AS

Andrew Craig



Description:

3 BED MID TERRACED HOUSE - Providing spacious accommodation ideal for family living situated a short distance away from Jarrow Town Centre with its wealth of shops and leisure amenities and having access to Jarrow Bus and Metro Stations for transport links to all areas. Good road links are also provided for by the Tyne Tunnel and A19. Further improved with double glazing and gas central heating. Offered with NO UPPER CHAIN - Early viewing urged!
EPC Band D



Call: Andrew Craig 0191 4280025

Price Guide: £55,000+

Lot No. 134

1 Blagdon Court, Bedlington NE22 5YP

ROOK MATTHEWS SAYER



Description:

We Welcome To The Market This Three Bedroom Semi-Detached Home Situated On Blagdon Court, Bower Grange Bedlington Station. The Accommodation briefly Comprises; Entrance Hall, Lounge, Kitchen, First Floor Landing, Three Bedrooms And A Family Bathroom. Externally To The Property, Front Garden Laid Mainly To Lawn, Bushes And Shrubs, Driveway. Rear Garden Laid Mainly To Lawn, Patio Area, Bushes And Shrubs. Single Garage With Up And Over Door, Power And Lighting.



EPC band D

Call: Rook Matthews Sayer 01670 531 114

Price Guide: £99,950+

Lot No. 135

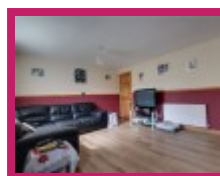
78 Bankfields, Eston TS6 0TF

Michael Poole



Description:

A Cared For Three Bedroom Property that will Appeal to First Time or Investment Purchasers. The accommodation comprises of entrance hall, lounge, kitchen, first floor three bedrooms, bathroom, gardens and garage.
EPC Band D



Call: Michael Poole 01642 955180

Price Guide: £59,950+

Lot No. 136

8 Pine Road, Ormesby, Middlesbrough TS7 9DH

Michael Poole



Description:

Two Bedroom Semi-Detached Bungalow in a Popular Location and Available with No Onward Chain. The accommodation comprises of living room, kitchen, two bedrooms, sitting/garden room, shower room, gardens and garage.
EPC Band D



Call: Michael Poole 01642 254222

Price Guide: £79,950+

Lot No. 137

58 Beacon Glade, South Shields NE34 7PS

Andrew Craig



Description:

A fantastic opportunity to acquire this three bedroom detached family home . The property is situated with easy access to the sea front, convenient for local shops and amenities and is within the catchment area for popular primary and popular secondary schools.Comprises of entrance, lounge, dining room, kitchen/breakfasting room. To the first floor there are three bedrooms with master boasting en suite and a separate family bathroom. Externally there is a South West facing garden to the rear which is lawned with a wood decking area and to the front there is a low maintenance lawned garden and a driveway leading to a single integral garage.



EPC BAND D

Call: Andrew Craig 0191 4271722

Price Guide: £179,950+

Lot No. 138

73 Warkworth Crescent, Seaham SR7 8JS

Kimmit & Roberts



Description:

We are pleased to offer for sale this well presented superbly positioned two bedroom semi situated on the ever popular Westlea Estate. Benefits include two reception rooms, modern fitted kitchen, UPVC double glazing ("A" Rated!), refitted shower room, block paved driveway and good size West facing rear garden. Early viewingstrongly recommended.Summary of accommodation Entrance Hall, Lounge, Kitchen/Dining Room, Two Bedrooms, Bathroom, Gardens, Driveway.

EPC BAND D

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £69,950+

Lot No. 139

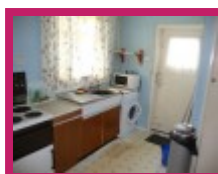
59 Iona Road, Jarrow NE32 4HY

Andrew Craig



Description:

A fantastic opportunity to purchase this three bed semi detached property situated in a very popular residential area. Comprises:- Entrance hallway, lounge, dining room and kitchen. First floor has three good size bedrooms and a family bathroom. Externally there are extensive gardens to the front, side and rear which are lawned and have mature planting and borders. The property has double glazing and gas central heating and requires a certain amount of updating but which affords potential for any buyer to place their own style and stamp on. Ideal for first time buyers or families alike. Early viewing urged as we anticipate a high level of interest.



EPC band D

Call: Andrew Craig 0191 4280025

Price Guide: £59,950+



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For further advice and information, please contact **Anna Barton** on 0191 226 3743 or email anna.barton@sintons.co.uk



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Lot No. 140 10 Midhurst Close, Moorside, Sunderland SR3 2QD

Andrew Craig



Description:

Ready to move into well appointed three bedroom semi detached family home.. Accommodation briefly comprises entrance hallway, lounge with electric fire and feature surround together with open access to dining room, breakfast room with double glazed patio doors leading to the rear garden and fitted kitchen with integrated appliances to the ground floor whilst to the first floor there are three bedrooms (two with fitted mirror wardrobes) and a family bathroom with three piece white suite. Externally there is a garage, front garden with driveway and a pleasant garden to the rear. Other benefits include gas central heating, double glazing and security alarm system.



EPC BAND D

Call: Andrew Craig 0191 5653377

Price Guide: £135,000+

Lot No. 141 11 Denton View, Blaydon NE21 4DZ

Andrew Craig



Description:

This well presented three bedroom semi detached house which is situated on Denton View in Winlaton close to local shops, schools and transport/road links to surrounding towns and city including the Metrocentre and A1 with both Northern and Southern destinations. The accommodation comprises of entrance hallway, lounge and fitted breakfasting kitchen to the ground floor whilst to the first floor there are three bedrooms and a family bathroom with three piece suite. Externally to the front there is a garden and driveway providing off street parking and rear gardens. The property is warmed by gas central heating and has the added benefit of double glazing. This property would be ideal for first time buyers looking for a starter home, young/growing families and investors alike. Viewings highly recommended to appreciate this family home and to avoid disappointment !!!!!!!
EPC Band D

Call: Andrew Craig 0191 4889090

Price Guide: £75,000+

Lot No. 142 65 Oulton Close, Meadow Rise, West Denton NE5 4SX

ROOK MATTHEWS SAYER



Description:

The property is presented to a high standard and would make an ideal family home. Situated in a sort after area this property benefits from modern features including gas central heating and double glazing. Internally the property benefits from an entrance hall, cloakroom/w.c, lounge/dining room, modern style kitchen and utility room. The first floor has three bedrooms and a modern fitted bathroom/w.c. Externally there are lawned gardens to the front and rear, and a drive to the front leading to the attached garage.



EPC BAND C

Call: Rook Matthews Sayer 0191 2671031

Price Guide: £165,000+

Lot No. 143 43 Ebchester Court, Kingston Park NE3 2WX

ROOK MATTHEWS SAYER



Description:

Stunning refurbished modern top floor studio flat. With new kitchen, lounge with balcony window seat, storage/utility area, refurbished shower room
EPC Rating: E



Call: Rook Matthews Sayer 0191 2847999

Price Guide: £45,000+

Lot No. 144 21 Rectory Road, Hetton le Hole DH5 9HG

kimmitt & roberts



Description:

Kimmitt and Roberts are pleased to present to the market available at auction this attractively priced mid terrace property located within close proximity to Hetton le Hole town centre. Accommodation briefly comprises of two reception rooms, kitchen, wet room and 2 spacious bedrooms. Early viewing is highly recommended!

EPC BAND E



Call: Kimmitt and Roberts 0191 5848080

Price Guide: £34,500+

Lot No. 145 22 The Willows, Bedlington NE22 7DT

ROOK MATTHEWS SAYER



Description:

Situated on the Willows in Bedlington. The property briefly comprises: - entrance hallway, Cloaks/wc, kitchen/diner, utility room, first floor landing, lounge, three spacious bedrooms, stairs to second floor, master bedroom with en-suite. Externally the property has low maintenance garden to the front, laid mainly to lawn, block paved driveway leading to garage. To the rear, low maintenance garden laid mainly to lawn, patio area, bushes and shrubs, garden shed, gravelled area and fencing.

EPC Rating: C



Call: Rook Matthews Sayer 01670 531 114

Price Guide: £184,950+

Lot No. 146 35 Tennyson Avenue, West Boldon NE35 9EP

Andrew Craig



Description:

Enjoying a cul-de-sac location in this popular residential Estate and benefiting from a generously proportioned and well tended garden, we offer to the market this well presented and maintained family home. Offering a good standard of accommodation which represents a ready to move into property which comprises:- Entrance hall, kitchen/diner, lounge with feature fire surround and French doors accessing the rear garden. Three bedrooms (two being double and one with fitted robes). Bathroom and separate w.c. Further benefits include gas combi central heating and double glazing. This property would make an ideal family home, viewing is unreservedly recommended.

EPC BAND D



Call: Andrew Craig 0191 590011

Price Guide: £99,950+

Lot No. 147 85 Coniston, Heworth, Gateshead NE10 0XD

Andrew Craig



Description:

Two bed semi detached home with modern style kitchen and bathroom. Gas combi central heating and double glazing to windows. Gardens front and rear. Ideal for professionals, families or as an investment opportunity which could achieve a monthly potential rental of approximately £525 pcm. Pleasant lounge/diner, modern style breakfasting kitchen, useful utility room. Two well proportioned double bedrooms and bathroom with a white modern suite. Viewing comes highly recommended to appreciate.

EPC BAND D



Call: Andrew Craig 0191 4875330

Price Guide: £69,950+

Lot No. 148 7 Adeline Gardens, Gosforth NE3 4JQ

ROOK MATTHEWS SAYER



Description:

We have great pleasure in offering for sale this lovely traditional four bedroom semi-detached house located in one of the most prestigious parts of Gosforth. The accommodation briefly comprises, entrance hallway, downstairs w.c, lounge, dining room, kitchen, four bedrooms and a bathroom/w.c.

To the front is a garden with driveway and a garage. There is a lovely mature garden to the rear. Internal viewing comes strongly recommended to appreciate the standard of accommodation on offer. EPC Band D

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £495,000+

Lot No. 149 53 Robert Adam Court, Alnwick NE66 1PH

ROOK MATTHEWS SAYER



Description:

Looking for a retirement apartment? Want to live with like minded people? Opportunity to acquire a modern self-contained first floor apartment within McCarthy & Stone Later Living Development in Robert Adam Court. This is a spacious second floor apartment with generous hallway, sitting room overlooking Alnwick Gardens, fitted kitchen, double bedroom and shower room. Electric heating and double glazing is included. There is access to the shared laundry facilities, large communal lounge with doors out to the rear garden, and use of guest room with en suite. The shared rear garden is laid to lawn with flowerbeds and the property is within Alnwick town centre.

EPC BAND C



Call: Rook Matthews Sayer 01665 510044

Price Guide: £84,950+

Lot No. 150 26 Asygarth Road, Linthorpe, Middlesbrough TS5 5DQ

Michael Poole



Description:

Deceptively Spacious Ground Floor Two Bedroom Apartment Warmed with Electric Storage Heating for Residence Aged 55 Years or Over. Situated in a Pleasant Cul-De-Sac with Front and Rear Lawned Gardens and the Added Benefit of Allocated Parking. Available with Immediate Vacant Possession, 70% Shared Ownership Scheme, £68.81 per Month Which Includes Maintenance, Ground Rent and Buildings Insurance

EPC BAND D



Call: Michael Poole 01642 254222

Price Guide: £39,950+

Lot No. 151 16 Park Road Central, Chester Le Street DH3 3PN

WOOD ESTATE AGENTS



Description:

An excellent chance to acquire a substantial period style three Bedroom semi detached house with garage and extensive gardens in one of the towns most sought after areas within walking distance of town centre amenities and the nearby Riverside Park and Emirates First Class County Cricket Ground. The property requires updating and improvement. It has a large westerly facing back garden. The accommodation comprises Hall, two Reception Rooms, Conservatory, 29ft Kitchen/Breakfast Room, three Bedrooms and Bathroom/wc. Available with no onward chain. Early viewing is advised.

EPC Band D



Call: J W Wood 0191 3887245

Price Guide: £159,950+

Lot No. 152

11 Falloden Avenue, Gosforth NE3 2BQ

**ROOK
MATTHEWS
SAYER**



Description:

We are pleased to offer to the market this well presented two bedroom semi detached bungalow benefiting from double glazing and gas central heating. The accommodation comprises; entrance hall, lounge, breakfasting kitchen, two bedrooms and a bathroom / w.c . Externally there are gardens to the front and rear.
EPC BAND D



Call: Rook Matthews Sayer 0191 2847999

Price Guide: £150,000+

Lot No. 153

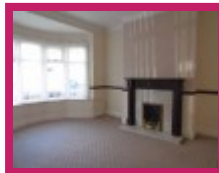
53 Nixon Terrace, Blyth NE24 3EF

**ROOK
MATTHEWS
SAYER**



Description:

FAVOURABLE RESIDENTIAL LOCATION - NO UPPER CHAIN - WELL PRESENTED GROUND FLOOR FLAT - TWO BEDROOMS/TWO RECEPTION - GARDENS TO FRONT AND REAR** on Nixon Terrace in Blyth. Offering generous well kept accommodation, close to local beach, park and transport links. This ideal starter/retirement purchase briefly comprises: Vestibule, hallway, lounge with bay window, dining room, kitchen, two bedrooms and bathroom. Externally there are gardens to front and rear. Benefiting from gas central heating, double glazing and offered with no upper chain. Internal inspection highly recommended.



EPC BAND D

Call: Rook Matthews Sayer 01670 352900

Price Guide: £49,950+

Lot No. 154

26 Chester Street, Grasswell, Houghton Le Spring DH4 4DT

kimmitt & roberts



Description:

We are pleased to present to the auction market this two bedroom terraced house which provides spacious accommodation. Features include gas combi boiler, solid fuel fireplace in the lounge, a well proportioned kitchen and UPVC double-glazing. It is situated within this established, popular and highly convenient residential area. Early viewing is recommended!
EPC Band to follow



Call: Kimmitt and Roberts 0191 5848080

Price Guide: £49,950+

Lot No. 155

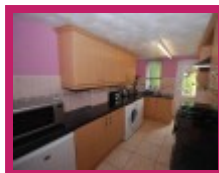
4 Longborough Court, South Gosforth NE3 1YX

**ROOK
MATTHEWS
SAYER**



Description:

An opportunity to purchase this extended five bedroom detached house located within the popular Castledene development in South Gosforth adjacent to the Freeman Hospital. The property has been remodelled to offer flexible and versatile accommodation throughout with an additional 5th bedroom created to the ground floor with en suite facility. There is a well-stocked mature garden to the rear whilst to the front is ample parking via block paved driveway. Modern features include gas fired central heating via combination boiler and double glazing.



EPC Rating: D

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £250,000+

Lot No. 156

174 Ariel Street, Ashington NE63 9NG

**ROOK
MATTHEWS
SAYER**



Description:

Chain free two bedroomed end terrace for sale on Ariel Street, Ashington. This property overlooks Hirst Park/playing fields and would make a lovely first time buy or investment opportunity. With double glazing and gas central heating the accommodation has been fully rewired and newly plastered throughout and comprises of: Entrance hall, lounge, spacious kitchen diner, stairs to first floor, bathroom and two good sized bedrooms. Externally there is a low maintenance garden and to the rear a large yard with multi car parking. Early viewings recommended. EPC Rating:D



EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £48,000+

Lot No. 157

36 Granville Terrace, Redcar TS10 3AP

Michael Poole



Description:

* Situated In the Ever Popular Granville Terrace, Redcar * Stunning Frontal Coastal Views * South Facing Rear Garden * Double Garage * An Impressive Period Property * Spacious Accommodation Over Three Levels * Five Bedrooms * Previously Multi Occupancy with Two Floors Almost Offering Two Separate Flats * Available with Immediate Vacant Possession * EPC BAND D



Call: Michael Poole 01642 285041

Price Guide: £175,000+

Lot No. 158

17 Suffolk Street, Jarrow NE32 5BJ

Andrew Craig



Description:

Period style end of terrace property situated in the very popular street. The property offers spacious accommodation which retains many original period features but would benefit from a certain amount of updating which would offer any prospective buyer ample scope to fully develop this property to its full potential. Briefly comprises of Entrance hall with traditional spindle staircase. Front lounge with bay window, Rear dining room. Breakfasting kitchen. Three bedrooms and bathroom/w.c. Externally there is a front garden forecourt and yard to rear.



EPC BAND E

Call: Andrew Craig 0191 4280025

Price Guide: £99,950+

Lot No. 159

4 Havelock Terrace Backworth NE27 0SA

**ROOK
MATTHEWS
SAYER**



Description:

A three bedroom semi detached family home located on a popular residential estate of Backworth on Havelock Road. Close to local shopping facilities and amenities, as well as in catchment for good local schools and good access to transport links for commuting to Newcastle and Northumberland. Benefiting from double glazing and gas central heating the property briefly comprises of :- Entrance lobby, lounge with feature fireplace, fitted kitchen with built in appliances, bathroom/w.c. To the first floor there are three bedrooms. Externally there are front and rear gardens and a drive for off street parking.



EPC BAND to follow

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £85,000+

Lot No. 160 24 Wansbeck Avenue, Blyth NE24 3LF

ROOK MATTHEWS SAYER



Description:

SEMI DETACHED - REFITTED KITCHEN - WEST FACING REAR GARDEN - EPC: tbc**on Wansbeck Avenue in Blyth. Briefly comprising: Entrance hall, spacious lounge through dining room, refitted kitchen. Three bedrooms to the first floor and family bathroom. Gardens to both front and rear (West facing) and driveway providing off street parking. An ideal family purchase close to local schools and amenities. Internal inspection highly recommended.



EPC BAND to follow

Call: Rook Matthews Sayer 01670 352900

Price Guide: £115,000+

Lot No. 161 The Hemmel, 30 Swinhoe Road, Beadnell NE67 5AE

ROOK MATTHEWS SAYER



Description:

GREAT BUSINESS OPPORTUNITY, POPULAR COASTAL VILLAGE, SPACIOUS ACCOMMODATION, GOOD MANAGERS LIVING, 5 BEDROOMS, OIL CENTRAL HEATING. A detached house on the outskirts of Beadnell village which has been operating as a successful Bed and Breakfast business with good managers accommodation. The ground floor entrance porch and hall give access to 4 ground floor lettings rooms with facilities and guest dining room. On the first floor the owners accommodation includes an open plan kitchen dining room, separate sitting room, double bedroom and shower room. The kitchen has doors out to a raised balcony with views out towards the sea and there is a garage with utility space and driveway parking plus garden. Oil fired central heating and PVC double glazing included
EPC Rating: TO FOLLOW

Call: Rook Matthews Sayer 01665 510044

Price Guide: £330,000+

Lot No. 162 36 King Edward Street, Amble NE65 OES

ROOK MATTHEWS SAYER



Description:

A delightful mid terraced house which is situated in a peaceful street in the heart of the fishing port of Amble and offers easy access to all the amenities which the town offers, including schooling for all ages. The property has recently been redecorated throughout in neutral shades and has had a complete new bathroom fitted this year (2015). The house is deceptively spacious with two large reception rooms and maintains its character with high ceilings and original fireplaces. The entrance door leads to the lobby which gives access to the welcoming hallway and further accommodation including lounge, modern kitchen plus utility room, downstairs cloakroom/w.c., three double bedrooms and brand new bathroom. Externally, to the front of the house is a pretty garden enclosed by decorative railings. To the rear is a white washed yard which has pedestrian access gate to the rear lane. There is a possibility to open the yard up to provide off street parking, which has been done by previous owners.
EPC Band F

Call: Rook Matthews Sayer 01665 713358

Price Guide: £110,000+

Lot No. 163 11 Fellside, Delves Lane, Consett DH8 7AL

WOOD ESTATE AGENTS



Description:

A two-bedroom terraced bungalow situated in this popular street with a conservatory and an open outlook from the garden. With no onward chain. The bungalow has UPVC double glazing and gas central heating (via back boiler), with accommodation comprising, from the rear: contemporary fitted kitchen, modern shower room, living room with doors to two bedrooms and a conservatory. There is a good-sized garden with a patio, decking and gravelled area for parking, and a rear yard with hard-standing for a car and a shed.



EPC Rating: D

Call: J W Wood 01207 502109

Price Guide: £54,950+

Lot No. 164

53 Sledwick Road, Billingham TS23 3HX

Michael Poole



Description:

Three bedroom family property which would rent out well or would suit first time buyers/ starter families. The accommodation briefly comprises: entrance hall kitchen breakfast room, lounge/dining room, conservatory, three double bedrooms, bathroom and separate toilet to first floor, gardens and off road parking.

EPC Rating: D

Call: Michael Poole 01642 95510

Price Guide: £59,950+

Lot No. 165

37 Lumley Road, Redcar TS10 2BB

Michael Poole



Description:

An Impressive, Much Improved and refurbished Three Bedroom Property. Comprising of lounge, dining room, cloakroom wc, kitchen breakfasting room. To the first floor there are 3 bedrooms and a bathroom.

Externally, gardens & Garage, a small forecourt frontage with path to entrance. Wall enclosed rear yard offers usable outside space. Re-built spacious rear garage offering secure parking or storage.



EPC Band E

Call: Michael Poole 01642 285041

Price Guide: £94,950+

Lot No. 166

69 Stratford Avenue, Grangetown, Sunderland SR2 8RZ

Andrew Craig



Description:

This four bedroom semi detached house is situated close to local amenities. The property is warmed via combi gas central heating and has the added benefit of double glazing. Accommodation comprises lounge with double glazed bay window and feature gas fire, fitted kitchen, bathroom with three piece suite and sun room with double glazed French doors to the rear garden to the ground floor whilst to the first floor there are four bedrooms (one with fitted wardrobes and en suite cloaks/w.c. and another bedroom with en suite bathroom). Externally there are gardens to the front and rear with driveway off street parking and leading to the garage.



EPC Rating: D

Call: Andrew Craig 0191 5653377

Price Guide: £149,950+

Lot No. 167

3 Sweethorpe Drive, Morpeth NE61 2DZ

ROOK MATTHEWS SAYER



Description:

A three bedroom, detached bungalow situated on Sweethorpe Dene, Morpeth. The property is situated in a quiet cul de sac of similar properties and is accessed through The Kylins. Available with no further chain. The accommodation briefly comprises; Entrance porch, lounge, rear hall, kitchen with room for a table and chairs that provides access to the conservatory and three bedrooms plus bathroom W.C. Externally the property has easily maintained gardens in addition to a driveway and attached garage. Bungalows in this area are in high demand and rarely available.



EPC Rating: D

Call: Rook Matthews Sayer 01670 511711

Price Guide: £239,950+

Lot No. 168 32 Beadnell Road, Blyth NE24 4QX



Description:

MUST BE VIEWED - SUPERB FREEHOLD SEMI DETACHED - CUL DE SAC LOCATION - THREE BEDROOMS - CONSERVATORY EXTENSION - GARDENS FRONT & REAR - EPC: D on Beadnell Road, Newsham Farm Estate in Blyth, a popular development close to schools, amenities and road/transport links. Briefly comprising: Entrance porch, hallway, lounge, refitted dining kitchen with patio doors to conservatory. Three bedrooms to the first floor and family bathroom. Externally there are well kept gardens to both front and rear and detached garage to the front of the property. Internal inspection welcome.



EPC BAND D

Call: Rook Matthews Sayer 01670 352900

Price Guide: £99,950+

Lot No. 169 2 Grove Terrace, Sunnyside NE16 5LF

Andrew Craig



Description:

A mid terraced property with semi rural location. The property is offered with double glazing and gas central heating. The accommodation comprises entrance hallway, lounge, dining room, modern fitted kitchen, three piece bathroom and three bedrooms. Externally there is a rear yard, rear garden and garage. This property would be ideal for investment or for a project and it is situated close to local amenities and transport links to surrounding towns, cities, Metrocentre and major road links.



EPC Rating: C

Call: Andrew Craig 0191 4889090

Price Guide: £69,950+

Lot No. 170 62 Northumberland Place, Birtley DH3 2AR

Andrew Craig



Description:

A three bed semi detached house offering ideal family size accommodation located in the Barley Mow Area of Birtley offered to the market with the benefit of gas central heating. Having lounge open to dining room with feature paper to two walls, kitchen, bathroom and sep w.c. The property enjoys a convenient position to take advantage of good road links to the A1M with Birtley Town Centre shops and amenities just a short distance away. Externally there are gardens to both front and rear. Viewing recommended.



EPC BAND E

Call: Andrew Craig 0191 4921234

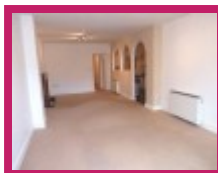
Price Guide: £74,950+

Lot No. 171 113 Bedford Street, North Shields NE29 6NT



Description:

This larger style converted ground floor flat situated in the heart of the town centre of North Shields on Bedford Street. Close to all amenities and facilities as well as a short walk to the Metro station for transport links to Newcastle and other coastal routes. The property is offered with no upper chain and briefly comprises:- Entrance lobby, open through lounge and dining room with feature open arch ways to kitchen breakfast room, double bedroom, bathroom/w.c, study and stairs to the shared rear yard.



EPC Band C

Call: Rook Matthews Sayer 0191 2463666

Price Guide: £54,950+

Lot No. 172 11 Conifer Court, Forest Hall NE12 9QU

**ROOK
MATTHEWS
SAYER**



Description:

Available with no onward chain and situated within this popular residential development is this well presented one double bedroom second floor flat. The entrance door to the apartment is within a communal hall with secure door entry system, and the accommodation comprises; entrance hall, lounge which leads to the well appointed kitchen with a good range of wall and base units, built in electric oven and hob, space for fridge, one double bedroom and bathroom/W.C. Externally communal grounds and a single garage in a block. The property benefits from electric heating and UPVC double glazing.



EPC Rating: E

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £42,000+

Lot No. 173 88 White Swan Close, Killingworth NE12 6UH

**ROOK
MATTHEWS
SAYER**



Description:

A three bedroom semi detached house accommodation includes; entrance hall, downstairs W.C, modern dining kitchen, space for table and chairs, and to the rear is the lounge with UPVC French doors out to the rear garden. To the first floor, a modern family bathroom/W.C. and three bedrooms with the master bedroom enjoying an ensuite shower room. Externally to the front is a small lawned garden, two allocated parking bays, gates access to the rear garden with a decked area, lawned area and summerhouse. The property benefits from the remainder of the builders NHBC warranty, alarm, UPVC double glazing and gas central heating.



EPC Rating: C

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £139,950+

Lot No. 174 Pegswood Farm, Pegswood Village, Morpeth NE61 6RE

**ROOK
MATTHEWS
SAYER**



Description:

A rare opportunity to acquire this charming detached Farmhouse together with gardens, outbuilding and garage, situated in Pegswood, Morpeth. The property has been lovingly restored over recent years to offer a modern take of a traditional farmhouse and it retains, much of its character and charm whilst offering, substantial accommodation perfectly suited to family life. The accommodation briefly comprises:- Entrance hall with stairs to first floor, two generous reception rooms, large farmhouse kitchen with utility room and cloaks/W.C and a second access to the first floor. The first floor offers four double bedrooms, bathroom/W.C and play room. Externally the property has gardens to front, rear and side in addition to outbuildings and large workshop/garage. The outbuildings have previously been considered for use as ancillary accommodation or similar subject to the necessary planning permission and contents being granted. This home genuinely needs to be viewed to appreciate the attention to detail and scope of property on offer. EPC Rating: n-a

Call: Rook Matthews Sayer 01670 511711

Price Guide: £325,000+

Lot No. 175 29 Calvert Terrace, Seaham SR7 9QG

kimmitt & roberts



Description:

We have pleasure in offering this three bedroom semi detached home with combi gas fired central heating and double glazing. The property is situated in this ever popular residential area of Murton and is close to all local amenities and bus routes. The accommodation comprises; entrance vestibule, lounge, kitchen with fitted units and bathroom. To the first floor there are three bedrooms (the master with en suite). Externally there are larger than average gardens with drive leading to a detached garage. The property is in need of some updating and priced accordingly.



EPC Band E

Call: Kimmitt & Roberts 0191 5813213

Price Guide: £44,950+

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Lot No. 176

Hillside, Cairnhill Terrace, Newbottle, Houghton Le Spring DH4 4SP

kimmitt & roberts



Description:

Without doubt one of the finest residences in the area, this magnificent Edwardian detached house provides a quality and scale of accommodation which can only be appreciated from internal inspection. The well proportioned internal layout provides generous accommodation consisting of four reception rooms, four bedrooms, two bathrooms and more. The kitchen has been comprehensively refitted with a range of contemporary wall and floor units, it has condensing gas central heating system and UPVC double-glazing. We understand that the property was designed and built for a local Doctor. The side extension was, presumably, used as the surgery. It is now an excellent additional living room but could equally be used as a studio or office or similar. Original features include period windows, fireplaces, staircase and decorative artwork. It has a handsome and imposing external appearance, an excellent example of a home from its period, with square bays and decorative masonry.
EPC Band D

Call: Kimmitt and Roberts 0191 5848080

Price Guide: Was £320,000 Now £240,000 +

Lot No. 177

Shepherds Purse, Ravenshill Forest Park, Kielder NE48 1ER

ROOK MATTHEWS SAYER



Description:

Situated in an area of natural beauty within Kielder National Park, this three bedroom detached log cabin must be viewed to appreciate the tranquil location, outstanding views and superb internal accommodation. Kielder reservoir is close by, which enjoys a number of water sports, excellent walking and mountain bike trails. Kielder has been awarded dark sky status and has recently opened an observatory. The accommodation is light and spacious, briefly comprising large verandah with hot tub, reception entrance, dining room leading to the kitchen, sitting room, three bedrooms and an en-suite to the master bedroom.



Call: Rook Matthews Sayer 01434 601 616

Price Guide: £51,950+

Lot No. 178

5 Seaton Croft, Annitsford, Cramlington NE23 7LA

ROOK MATTHEWS SAYER



Description:

A four bedroom detached house comprising; entrance lobby, downstairs W.C, entrance hall with stairs to the first floor, understairs cupboard, door to lounge and dining kitchen, lounge, dining room with UPVC French doors out to the rear garden and door leading to the modern well appointed dining kitchen, utility room with space for appliances, door to garage, door out to rear garden. To the first floor, a modern bathroom/W.C, four bedrooms with the master bedroom enjoying an ensuite shower room. Externally to the front is a double driveway leading to the attached garage, lawned garden with planted borders, side access to the larger than average rear garden which is mainly laid to lawn with planted borders, summerhouse and raised decked areas. The property benefits from gas central heating and UPVC double glazing.
EPC BAND D

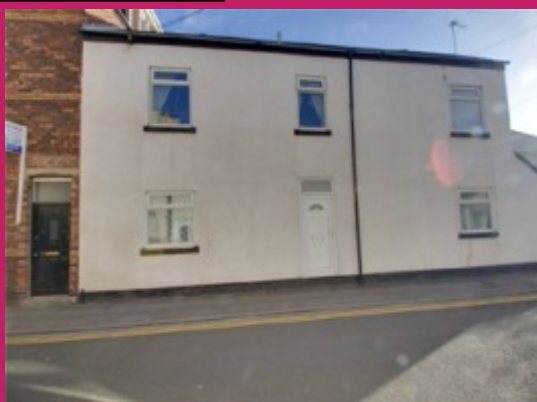
Call: Rook Matthews Sayer 0191 2667788

Price Guide: £189,950+

Lot No. 179

1a Clifford Street, Redcar TS10 1RW

Michael Poole



Description:

An ideal buy to let, based in the centre of Redcar with UPVC double glazing and gas central heating. The internal accommodation comprises; a separate generous kitchen diner and lounge to the ground floor, the first floor offers two double bedrooms and the family bathroom.
EPC Band E



Call: Michael Poole 01642 285041

Price Guide: £69,950+

Lot No. 180

16a Briery Vale Road, Ashbrooke, Sunderland SR2 7HD

Andrew Craig



Description:

This ground floor flat is located within this sort after residential area that is presented to a high standard throughout. This property would be ideal for the first time buyers out there looking for a starter home, young families and investors alike. The internal floor plan comprises lounge and kitchen (with bay window and range of wall and floor units including appliances) two bedrooms (one with en suit shower room) and family shower room. Externally there is a rear yard. Other benefits include gas central heating and double glazing, view by appointment only
EPC Band E

Call: Andrew Craig 0191 5653377

Price Guide: £64,950+

Lot No. 181

108 Katherine Street, Ashington NE63 9DW

ROOK MATTHEWS SAYER



Description:

An excellent opportunity for a first time purchaser: We offer for sale this updated and very well presented two bedroomed mid terraced home situated on Katherine Street, Ashington. The property is available with no further chain and the accommodation briefly comprises: entrance hall, lounge, kitchen, ground floor bathroom/w.c with bath and separate shower. The rear of the property has an enclosed rear yard with off street parking and decked seating area.
EPC Rating: D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £40,000+

Lot No. 182

38 Stirling Drive, Bedlington NE22 5YE

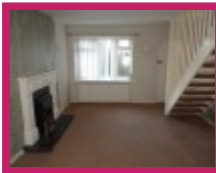
ROOK MATTHEWS SAYER



Description:

EXTENDED SEMI DETACHED HOUSE - TWO BEDROOMS - TWO RECEPTION ROOMS - GARDENS & DRIVEWAY - NO UPPER CHAIN. Situated on Stirling Drive in Bower Grange, Bedlington, this beautifully presented semi detached house has been extended and briefly comprises, entrance porch, lounge with bay window, double doors to kitchen, separate dining room, first floor landing, two bedrooms, bathroom/w.c. Externally there is a low maintenance garden to the front with decking & driveway providing off street parking and garden to the rear with summer house.

EPC Band D



Call: Rook Matthews Sayer 01670 531 114

Price Guide: £70,000+

Lot No. 183

4 Langley Grove, Bishop Auckland DL14 6UJ

WOOD ESTATE AGENTS



Description:

Set in a popular residential area this extended detached house provides attractively presented and substantial four bedroomed living space, with a delightful garden room to the rear. The property benefits from uPVC double glazing and gas central heating. A particular feature of the property is the extensive and secluded garden. A block paved driveway to the front of the property provides ample off-street parking and access to the single garage.

EPC Rating: D



Call: J W Wood 01388 604273

Price Guide: £189,950+

Lot No. 184 89 Lawrence Avenue, South Shields NE34 8LY

Andrew Craig



Description:

Set in a quiet cul-de-sac in the popular Whiteleas area in South Shields this lovely two bedroom, two reception semi-detached home. Situated on a good sized plot with an extensive garden to the rear and garden to the front. Shops and well regarded schools are within walking distance as well as public transport and road links into the Town Centre. The property has been decorated in a neutral theme and would make an ideal family home or investment. The property briefly comprises to the ground floor of: - Entrance hall, lounge, dining area and kitchen. To the first floor lies two bedrooms, bathroom and separate w.c.



EPC BAND D

Call: Andrew Craig 0191 4271722

Price Guide: £59,950+

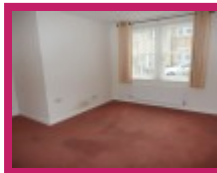
Lot No. 185 3 Lion Mews, Alnwick NE66 1SA

ROOK MATTHEWS SAYER



Description:

The property is a ground floor modern apartment 2 beds, 2 bathrooms. Situated just out of the town centre, with private parking, this small development provides bright and spacious accommodation ideally suited for permanent living or as a holiday home/ investment. The accommodation is all on the ground floor and includes private entrance, generous sitting/ dining room, fitted kitchen with appliances, master bedroom with en suite shower room, second bedroom, family bathroom with Jacuzzi bath and utility room. Gas fired central heating and double glazing is included. The flat has a south facing aspect and parking within the private courtyard.



EPC BAND C

Call: Rook Matthews Sayer 01665 510044

Price Guide: £135,000+

Lot No. 186 18 Victoria Terrace, Alnwick NE66 1RF

ROOK MATTHEWS SAYER



Description:

A good semi-detached family home in a popular area of the town close to schools and local amenities. Accommodation includes entrance hall, generous sitting room and open plan kitchen/dining room plus side lobby and separate w.c. On the first floor there are two double bedrooms and bathroom, with PVC double glazing and gas central heating included. There is a front and rear lawned garden plus garage using shared drive. The property is available with vacant possession for early occupation and an internal inspection is highly recommended.



EPC Rating: C

Call: Rook Matthews Sayer 01665 510044

Price Guide: £99,950+

Lot No. 187 Apperley House, Hillside East, Rothbury NE65 7PT

ROOK MATTHEWS SAYER



Description:

A detached property enjoying excellent views across the Coquet Valley in an elevated position on the prestigious Hillside Road. The property has been fitted with a fully automated biomass heating and enjoying tax free income of £19,000, paid in quarterly instalments over the next 7 years. Comprises lobby with conservatory and south facing aspect, hall with cloakroom w.c., bedroom and study. On the first floor the landing opens to a lovely family sitting room with doors out to a balcony, fitted kitchen/breakfast room with conservatory off, master bedroom with en-suite shower room, two further bedrooms and family bathroom. There is planning permission to extend the accommodation into the loft to create a new master bedroom with floor to ceiling windows, an en-suite bathroom, dressing room and a sitting area if required. (Planning Ref: 15/02104/FUL dated 23/7/2015). The double garage contains the Biomass boiler and water tank. There is a front patio with parking and turning plus rear garden with decking. EPC Band F

Call: Rook Matthews Sayer 01665 510044

Price Guide: £269,950+

Lot No. 188 2 Dell Close, Marton, Middlesbrough TS7 8JG

Michael Poole



Description:

Four bedroom dormer bungalow occupying a corner plot within the popular area of Marton offered for sale with no forward chain. Entrance hall, living room, two bedrooms, bathroom, kitchen utility room, first floor are two bedrooms. Externally are gardens and a garage.

EPC Band F



Call: Michael Poole 01642 254222

Price Guide: £145,000+

Lot No. 189 90 Masefield Drive, South Shields NE34 9LU

Andrew Craig



Description:

Offered with no chain involved, a well presented three bedroom mid terraced family home located on this popular residential estate within easy access to amenities including local schools, shops and transport links. The property offers spacious living accommodation and briefly comprises of: - Porch, breakfasting/kitchen, lounge, three well proportioned bedrooms, bathroom, separate w.c. and a garden to the rear. Benefiting from uPVC double glazing throughout and combi gas central heating, a ready to move into property which is sure to appeal to a range of buyers including those looking to get on the housing market and investors alike. A viewing is highly recommended.

EPC Band D



Call: Andrew Craig 0191 4271722

Price Guide: £59,950+

Lot No. 190 The Manor House, 7 The Village, Fenwick TD15 2PQ

ROOK MATTHEWS SAYER



Description:

Currently operating as a Bed & Breakfast, this is a large family house with accommodation over three storeys. Entrance porch opens to the hall with stairs to first floor, and access to the sitting room and lounge. There is a fitted galley kitchen and utility room with access out to the garden. On the first floor there are two double bedrooms with en suite shower rooms and smaller double with wash handbasin. On the second floor the master bedroom with en suite shower room has access out to the balcony. There are two further double rooms, another en suite and family bathroom. LPG central heating is included. To the front of the property the garden has been paved and terraced with decked area, barbeque and pond, with on street parking adjacent to the house. To the rear there is a shared drying area, rear lawn and one parking space plus two sheds, there is access to fuel storage, plus stone outhouses with electricity and further area of common land. The property is currently Tourist Board listed as 4* Silver, and the owners are happy to provide further information upon request. Fixtures and fittings are available extra by negotiation. EPC Band D

Call: Rook Matthews Sayer 01665 510044

Price Guide: £295,000+

Lot No. 191 3 The Viking Seahouses NE68 7TA

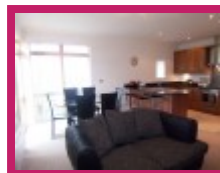
ROOK MATTHEWS SAYER



Description:

Three storey townhouse within The Viking in Seahouses, enjoying excellent sea views towards The Farne Islands and Bamburgh Castle and also stretching inland as far as The Cheviots. The main living accommodation is on the top floor to take full advantage of the aspect, with a modern open plan kitchen/ dining/ sitting room and access out to the balcony. The middle floor has master bedroom also enjoying a balcony and en suite shower room, utility area and third bedroom. The ground floor entrance hall opens to a second double bedroom also with balcony, and separate shower room. There is a secure courtyard with parking and garage

EPC BAND C



Call: Rook Matthews Sayer 01665 510044

Price Guide: £220,000+

Lot No. 192

Flat 8, 1 Daylight Road, Daylight Bakery House, Stockton TS19 0SR



Description:

An Impressive One Bedroom First Floor Apartment, set in this Imposing Art Deco Style Building being The Former Spark's Bakery. Excellent Location within This Popular Residential Area. Lounge with Electric Fire in Feature Surround. Kitchen with a Range of Integrated Appliances. Bathroom with White Three Piece Suite & Separate Shower Cubicle. Spacious Double Bedroom with Range of Fitted Wardrobes. Single Garage to the Rear with Additional Parking to the Front. Electric Storage Heating & Sealed Unit Double Glazed Windows. Secure Communal Entry System. NO ONWARD CHAIN
EPC Band C

Call: Michael Poole 01642 355000

Price Guide: £68,000+

Lot No. 193

11 Sydney Gardens, South Shields NE34 9DZ



Description:

This two bedroom mid terraced home is ideal for first time buyers! Affordably priced to reflect the minor works of modernisation needed, this property is deceptively spacious and benefits from upvc double glazing and gas central heating. With a modern breakfasting kitchen, an extended conservatory and two double bedrooms makes this home sure to appeal to young/growing families as well as those looking to down size. Externally the property offers low maintenance garden to the front and rear as well as a driveway for off road parking. Located conveniently for access to the A19 as well as well regarded local schools and shops. Call now to view!



EPC Band E

Call: Andrew Craig 0191 4271722

Price Guide: £59,950+

Lot No. 194

22 Barton Crescent, Wolviston Court, Billingham TS22 5HJ



Description:

Book your viewing early as we anticipate a high level of interest in this three bedroom extended semi detached property in a popular location of TS22 with pleasant gardens and single garage.
EPC Band E


Call: Michael Poole 01642 955180

Price Guide: £115,000+

Lot No. 195

13 Oswald Terrace, Stanley DH9 7ET



Description:

Available with vacant possession, a two bedroomed end terraced property, ideal for first time buyers or investors. The property requires some improvement and benefits gas fired central heating and double glazing, with accommodation briefly comprising, on the ground floor: Entrance lobby, a good size lounge and a kitchen dining room, which has been re-rendered and replastered throughout. To the first floor there are two bedrooms and a bathroom w.c. Externally there is a forecourt area to the front and an enclosed yard to rear.



EPC Band E

Call: J W Wood 01207 235221

Price Guide: £35,000+

Lot No. 196

72 Jesmond Park West, Jesmond, Newcastle NE7 7BY

**ROOK
MATTHEWS
SAYER**



Description:

An immaculate first floor flat, situated on the popular Jesmond Park West, close to local amenities including Freeman Hospital and Paddy Freeman park, as well as shops and cafes. The property benefits from double glazing and gas central heating and briefly comprises of: entrance hallway with stairs leading to first floor, lounge, kitchen, two bedroom and bathroom/w.c. There are communal gardens and a garage situated to the rear of the property in a detached block. An internal inspection is a must to avoid disappointment!



EPC Band D

Call: Rook Matthews Sayer 0191 2816700

Price Guide: £119,950+

Lot No. 197

26 Greenhills, Byers Green, Spennymoor DL16 7QJ

**WOOD
ESTATE AGENTS**



Description:

An impressive and impeccably presented family sized detached bungalow, nicely appointed throughout and boasting attractive lawned gardens, the rear garden being particularly pleasant with a South-Easterly aspect. There is a driveway and garage. Hallway, lounge, fitted dining kitchen, master bedroom and two further bedrooms. Family bathroom with separate shower cubicle. Viewing is highly recommended.



EPC BAND to follow

Call: J W Wood 01388 604273

Price Guide: £134,950+

Lot No. 198

27 Huntington Close, Kingston Park NE3 2XZ

**ROOK
MATTHEWS
SAYER**



Description:

Viewing is essential to appreciate this well presented two bedroom semi detached house conveniently located providing excellent access to all amenities. Briefly comprising; entrance porch, lounge, breakfasting kitchen, two bedrooms and a bathroom/w.c. EPC Band D

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £120,000+

Lot No. 199

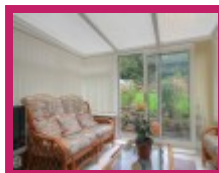
52 Causey Drive, Kip Hill, Stanley DH9 0LW

**WOOD
ESTATE AGENTS**



Description:

Situated on a large plot a spacious three bedroomed semi-detached bungalow with a conservatory extension. The property is ideally suited to retirement purchasers and has the benefit of UPVC double glazing, gas central heating and requires some cosmetic improvement. The accommodation briefly comprises; entrance hallways, lounge, open plan to dining room with patio doors to conservatory, kitchen, side lobby, three bedrooms and a shower room/w.c. Externally the property occupies a large site with a large block paved driveway providing off road parking for several cars and a large mature lawned garden to the rear.



EPC Band D

Call: J W Wood 01207 235221

Price Guide: £149,950+

Lot No. 200 74 Glenluce, Birtley DH3 2HY

Andrew Craig



Description:

An outstanding example of a spacious detached house situated on the popular Vigo development. The property has been improved and modernised boasting a re-fitted breakfasting kitchen and bathroom suite. Internal inspection is essential to fully appreciate the spacious and well presented accommodation. Warmed via gas central heating and benefiting from double glazing. Positioned on this popular residential estate within close proximity of a range of local amenities to include shops, schools and the A1(M). This family sized home is not to be missed and is sure to appeal to a range of purchasers therefore an early viewing is highly recommended!!!



EPC BAND D

Call: Andrew Craig 0191 4921234

Price Guide: £179,950+

Lot No. 201 4 Compton Avenue, South Shields NE34 0PZ

Andrew Craig



Description:

COMPTON AVENUE, SOUTH SHIELDS... This one bedroom upper flat situated in this popular and sought after location in South Shields. Ideally located within close proximity to local shops, amenities, popular schools and public transport links into South Shields Town Centre. Accommodation briefly comprises of: - Entrance into hallway, lounge, kitchen/diner, bedroom and bathroom. Externally lies communal gardens to the front and side. Benefiting from gas central heating and double glazing, viewing is highly recommended.



EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £49,950+

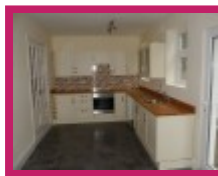
Lot No. 202 10 Wellbeck Road, Choppington, Northumberland NE62 5NH

ROOK MATTHEWS SAYER



Description:

Situated on Welbeck Road, Guidepost, this well presented property comprises; Entrance into lounge with stairs to first floor and bay window feature, kitchen/ diner, first floor landing leading to three bedrooms and a family bathroom/wc. Externally the property has a low maintenance garden to the front that is mainly gravelled and a driveway, to the rear a garden that is mainly laid to lawn with a raised decking area and fencing to boundaries. The property is situated close to local amenities and transport links. This would be an ideal first time buy/investment opportunity.



EPC Band D

Call: Rook Matthews Sayer 01670 850850

Price Guide: £59,950+

Lot No. 203 5 St Michaels Vale Hebburn NE31 1RL

Andrew Craig



Description:

Five bed family detached house offered with garage and gardens on this popular residential estate in Hebburn. The spacious accommodation is set over three floors and briefly comprises: Entrance, lounge, snug/family room. Dining/kitchen, g.f. cloaks/w.c. Four bedrooms (one en-suite) and family bathroom to first floor with the master bedroom with en-suite located on the top floor. Situated within close proximity to Hebburn Town Centre for shops, bus and Metro links and the recently opened Hebburn Central housing a state of the art Swimming Pool, Gym and Library providing excellent leisure amenities

Call: Andrew Craig 0191 4281428

Price Guide: £199,950+

Lot No. 204 7 Hilda Terrace, Chester Le Street DH2 2JE



Description:

An attractively priced terraced house in a popular location close to town. It includes gas central heating via radiators with combination boiler and uPVC doubleglazing. The accommodation comprises good size lounge, 16ft kitchen/dining Room, two bedrooms and large refitted shower room/wc. There is a forecourtgarden and yard to rear. Ideal for first time buyers or investors.



EPC BAND C

Call: J W Wood 0191 3887245

Price Guide: £54,950+

Lot No. 205 3 Belsfield Gardens, Jarrow NE32 5QB

Andrew Craig



Description:

This extended three bed semi detached property is located in a very desirable street just off York Avenue in Jarrow having Town Centre amenities, excellent transport links provided by bus and Metro and good road links via the A19 and Tyne Tunnel readily available together with leisure amenities and Schools close by. The internal floorplan offers: Entrance hall with stairs up. Lounge and dining room. Kitchen and bathroom/w.c. First floor has two doubles and one single bedroom and a further family bathroom/w.c. Benefits include gas combi central heating and double glazing. Externally there is a front garden with driveway parking and enclosed low maintenance garden to rear. Ideal for families or couples and is offered with No Onward Chain.
EPC Band D

Call: Andrew Craig 0191 4280025

Price Guide: £99,950+

Lot No. 206 53 Caraway Walk, South Shields NE34 8UQ

Andrew Craig



Description:

An extended family home situated on the ever popular Holder House Estate, ideally placed for local transport routes, schools and shops. This well appointed property briefly comprises of: - Entrance hall, lounge open plan into dining room, kitchen/breakfasting room and cloaks/w.c. The first floor offers three well appointed bedrooms, family bathroom. Externally to the front lies a lawned garden driveway providing off road parking for four cars leading to a single detached garage providing further off road parking for one car. To the rear lies a private lawned garden. Further benefits include gas central heating, uPVC double glazing.



EPC Band to follow

Call: Andrew Craig 0191 4271722

Price Guide: £149,950+

Lot No. 207 9 Summerdale, Shotley Bridge DH8 0ET



Description:

A recently refurbished 3 bedroom semi-detached property, situated in the desirable village of Shotley Bridge. Available with immediate vacant possession, the property has been extensively renovated during 2015 with a re-wire, double glazing, central heating system, kitchen, bathroom, plastering, decoration and flooring. The property presents an excellent opportunity for first time buyers, families or investors wanting to be in this popular village. The accommodation briefly comprises: Entrance hall, cloakroom, lounge and kitchen. Three first floor bedrooms and bathroom. Gardens to front and rear with driveway for off-road parking.



EPC Band to follow

Call: J W Wood 01207 502109

Price Guide: £109,950+

Lot No. 208 1 Fairway Cottage, 1 The Factory, Castle Eden TS27 4SR

kimmitt & roberts



Description:

Rarely do properties become available at an affordable price range in this ever popular village therefore we are privileged to offer for sale this idyllic two bed roomed terraced cottage which has been the subject of capital expenditure by its current owner to provide ready to move into home. Boasting double glazed windows, electric central heating system, refitted kitchen and bathroom W.C along with contemporary stylish decor. A Home not to be missed, early viewings recommended.



EPC Band F

Call: Kimmit & Roberts 0191 5183334

Price Guide: £84,950+

Lot No. 209 32 Low Gosforth Court, Melton Park, Gosforth NE3 5QY

ROOK MATTHEWS SAYER



Description:

A delightful two bedroom stone built cottage occupying a pleasant courtyard position within this private mews development on Melton Park Gosforth. The property has been fully refurbished to offer a range of quality fixtures and fittings throughout. There is a fully integrated kitchen with granite work surfaces together with a fabulous shower room incorporating travertine flooring and walls. The master bedroom has fully fitted wardrobes and drawers and to the rear is a conservatory with electronically operated blinds. Externally there is a pleasant private courtyard to the rear whilst to the front is a landscaped communal garden. The property also benefits from a single garage with electronically operated up and over door.

EPC Band D

Call: Rook Matthews Sayer 0191 2847999

Price Guide: £200,000+

Lot No. 210 7 Trunk Road, South Bank, Middlesbrough TS6 0AB

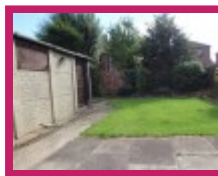
Michael Poole



Description:

A Great Investment- Ideal Buy to Let- Three Bedroom Semi Detached Property- Front & Rear Gardens -Generous Drive & Garage - Double Glazing -Gas Central Heating

EPC BAND D



Call: Michael Poole 01642 955180

Price Guide: £64,000+

Lot No. 211 25 Hailsham Avenue, Benton NE12 8DL

ROOK MATTHEWS SAYER



Description:

Offered with no onward chain is this recently refurbished three bedroom semi detached house within this favoured residential location. Comprising; entrance hall, kitchen and Lounge is to the front of the property and incorporates a dining area, kitchen, door to lobby which has two brick built storage areas. To the first floor, a modern bathroom/W.C and three bedrooms two of which are doubles. Externally to the front is a low maintenance garden, off street parking and side access leading to the westerly backing rear garden. The property benefits from gas central heating via a combi boiler and UPVC double glazing.



EPC Band to follow

Call: Rook Matthews Sayer 0191 2667788

Price Guide: £99,950+

Lot No. 212 182 Masefield Drive, South Shields NE34 9LG

Andrew Craig



Description:

We are delighted to offer to the market this ideal three bedroom semi-detached family home situated in this popular street in Biddick Hall, South Shields. Conveniently positioned within close proximity to amenities, shops, transport links into the Town Centre as well as popular Primary and Secondary schools. The property briefly comprises to the ground floor of: - Entrance into utility with door into hallway, cloaks/w.c., lounge and kitchen/diner. To the first floor lies three bedrooms and bathroom/w.c. Gardens to the front and rear complete this well appointed property. Further benefits include gas central heating and double glazing.



EPC Band C

Call: Andrew Craig 0191 4271722

Price Guide: £59,950+

Lot No. 213 18 Robert Adam Court, Alnwick NE66 1PH

ROOK MATTHEWS SAYER



Description:

Looking for a retirement apartment? Want to live with like minded people? Opportunity to acquire a modern self-contained ground floor apartment within McCarthy & Stone Later Living Development in Robert Adam Court. Very spacious ground floor apartment with generous hallway, sitting room overlooking the main street and former Hotspur Hotel, fitted kitchen with views up over the garden, double bedroom, single bedroom and four piece bathroom. Electric heating and double glazing is included. There is access to the shared laundry facilities, large communal lounge with doors out to the rear garden, and use of guest room with en suite. The shared rear garden is laid to lawn with flowerbeds.

EPC Band B

Call: Rook Matthews Sayer 01665 510044

Price Guide: £99,950+

Lot No. 214 17 Glynfellis Court, Low Fell NE10 8RT

Andrew Craig



Description:

Newly refurbished third floor apartment on Glynfellis Court. Property benefits from gas central heating and uPVC double glazing. Accommodation comprises communal entrance, entrance hallway, two double bedrooms, kitchen, lounge and bathroom. Externally there are communal gardens. Previously rented out for approximately £425pcm. Viewing comes recommended to appreciate this attractive property.



EPC Band G

Call: Andrew Craig 0191 4875330

Price Guide: £49,950+

Lot No. 215 35 Killarney Avenue, Downhill, Sunderland SR5 4AX

Andrew Craig



Description:

This three bedroom semi detached house will appeal to those ready to move in, first time buyers, families and investors alike. Situated within easy reach of local schools and shops together with transport links. Internally the property is well presented throughout, warmed by gas central heating and double glazing. Comprising of hallway, lounge opening to the dining area and kitchen with fitted wall and base units, three first floor bedrooms, a two piece white bathroom suite and a separate WC. Externally there are gardens to the front, side and rear.



EPC Band C

Call: Andrew Craig 0191 5653377

Price Guide: £54,950+

Lot No. 216 1 Parkshiel, South Shields NE34 8BU

Andrew Craig



Description:

This four bedroom home represents a Turn Key home requiring someone just to place their furniture, then sit back and enjoy the benefits this home has to offer. Entrance is from the hallway with laminate flooring and which features a double arch opening through to a 32ft long lounge dining room, the focal point being a feature fireplace to one wall and which is flooded by light from dual aspect windows. The breakfasting kitchen is well appointed with a French doors out to the rear garden, a guest cloakroom/w.c. and a study/bedroom. The first floor offers three bedrooms, the master having an en-suite shower room together with a family bathroom which boasts a free standing roll top claw footed bath. Externally the property comes with a double garage and driveway parking with lovely lawned gardens and patio seating area together with a side garden area with paving and timber shed for storage purposes. We highly recommend an internal inspection to fully appreciate this most charming home!

EPC Rating: D

Call: Andrew Craig 0191 4271722

Price Guide: Was £349,950 Now £285,000+

Lot No. 217 47 Grantham Road, Sandyford, Newcastle NE2 1QX

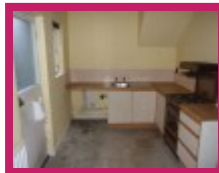
ROOK MATTHEWS SAYER



Description:

A two bedroom ground floor flat situated on Grantham Road, Sandyford, within easy access of public transport links and local amenities including shops and cafes. The property requires updating and modernisation throughout and briefly comprises of: entrance hallway, lounge, kitchen, two bedrooms and bathroom/w.c. There is a private yard to the rear.

EPC Band E



Call: Rook Matthews Sayer 0191 2816700

Price Guide: £65,000+



Remote Bidding Application Form

Please select method of bidding:

TELEPHONE

PROXY

I (name) instruct The Agents Property Auction to bid on my behalf in accordance with the full terms and conditions shown in the auction catalogue. I confirm I have read, understand and accept these terms and conditions and will be bound by them should my bid be successful and give the Auctioneers the authority to sign the Memorandum of Sale on my behalf.

OPTION ONE – I will pay a 10% deposit (subject to a minimum of £3000) and exchange contracts on the fall of the gavel.

OPTION TWO – I will pay a non refundable £3000 reservation charge and will exchange contracts within 28 days.

In both cases a non refundable £500 plus VAT (£600.00) Administration Fee is payable.

Date of Auction: Lot Number:

Address of Lot:

..... Post Code:

The Lot is offered for sale under:

Option One

Option Two

Maximum Bid (in words) £:

Buyers Information – Full Name/Company Name:

Address:

..... Post Code:

Tel No: Home: Business: Mobile:

E-mail address:

Solicitors Name & Address:

Post Code: Tel No:

Deposit & Administration Fee Payment Details – Deposits may be paid by cheque, bankers draft or by prior arrangement into the Client Account of The Agents Property Auction. Unfortunately cash cannot be accepted. Proof of identification and Solicitors details are required at the time of paying the deposit.

Signature Print Name: Date:

The Agents Property Auction Ltd, 14a Front Street, Prudhoe, Northumberland, NE42 5HN.
Tel: 01661 831 360 Fax: 01661 832 306 Email: info@agentspropertyauction.com
Web: www.agentspropertyauction.com



Registered in England No: 07097790 VAT No: 984 8051 82



Terms & Conditions

About us and Important Auction Information

The following notes and provisions apply to the sale of all properties at our auctions. The notes are only intended to assist prospective Buyers by summarising the main terms and are not intended to be a substitute for reading and considering them in full. Buyers and their professional advisers must read the full provisions carefully as Buyers (and/or person bidding) will be deemed to have accepted them and be bound by them. Buyers should consider taking legal and financial advice, obtaining a structural survey and valuation before commitment to bidding (or having another person do so). Legal and other matters relating to property in the United Kingdom can be complex. We cannot stress too strongly that professional advice should be taken by Buyers to ensure they are aware of these complexities. Buyers should have their professional advisers consider and advise them on all aspects of their prospective purchase. All documents and other information relating to the lot should be carefully considered.

1. Conditions of Sale All lots will be sold subject to the applicable provisions set out or referred to in this Catalogue and the Seller, Buyer (and/or bidder) will be deemed to have accepted and be bound by them.

2. Inspection of Properties Buyers are assumed to have inspected all lots in which they are interested and satisfied themselves in relation to them (including in respect of making searches and enquiries in respect of the lot to the extent necessary). The Buyer accepts the state and condition and location of the lot (including with regard to fixtures, fittings and equipment and/or environmental and contamination issues).

3. Buyer's Registration Buyers interested in bidding must complete a registration form (which is available upon request and on our website) and will be subject to the further terms and conditions stipulated therein. We are not obliged to accept any bid from a bidder (or the person for whom the bidder is acting) who has not registered.

4. Auction Types We have two types of auction and it is the Buyers responsibility to check which one applies (the terms and conditions of sale applicable to each auction type are different).

4.1 Option One If the lot is in an Option One type auction, the lot will be subject to the Option One Conditions (as stipulated in our General Auction Terms of Business in this Catalogue). On the fall of the gavel the Buyer is required to pay a deposit to us equal to the higher of (1) 10% of the successful bid price and (2) £3,000. Exchange of contracts (between Seller and the Buyer) occurs immediately if the sale occurs during an auction (arranged by us) and in all other circumstances when the applicable Sale Memorandum has been signed by (or on behalf of) the Seller and Buyer and payment of the said deposit by the Buyer has been made. Completion of the sale and purchase of the lot will take place 28 days following (or if it is not a Business Day on the next Business Day) the date of exchange of contracts.

4.2 Option Two If the lot is in an Option Two type auction, the lot will be subject to the Option Two Conditions (as stipulated in our General Auction Terms of Business in this Catalogue). On the fall of the gavel or acceptance of an offer by the Seller, the Buyer shall pay a £3,000 non-refundable deposit to us and sign the applicable Sale Memorandum requiring exchange of contracts to take place within 28 days (or if that day is not a Business Day on the next Business Day) of the date of the Sale Memorandum. Completion of the sale and purchase of the lot must take place within 14 days (or if that day is not a Business Day on the next Business Day) of the date of exchange of contracts. The Sale Memorandum is not a legally binding contract (as a contract to enter into a contract is not typically enforceable in English law) for the Seller to sell and the Buyer to buy the particular lot but represents the intention to do so. However, the Seller will have the security of the non-refundable deposit. All deposit monies will be held in the Client Account of The Agents Property Auction until exchange of contracts.

5. How to Bid The Buyer may bid in person. Alternatively, if the Buyer is unable to attend the auction in person, bidding is available remotely by telephone or proxy bid subject to the Buyer completing and returning our Remote Bidding Form which is provided in this catalogue (and is also available on our website). Remote bidding is subject to availability and subject to further terms and conditions (which may be stipulated on our website and/or on the Remote Bidding Form itself).

6. Payment of Deposit Deposits may be paid by cheque, bankers draft or by prior arrangement into the Client Account of The Agents Property Auction. Unfortunately cash cannot be accepted. Proof of identification in the form of photographic ID (ie driving licence or passport) a copy of a utility bill and Solicitors details are required at the time of paying the deposit.

7. Withdrawal of Lots We reserve the right to withdraw lots from auction at anytime and for any reason and/or change the type of auction for a particular lot.

8. Guide Prices, Reserve Prices, Estimates, Plans, Measurements and Photographs Any guide price shown in any marketing materials are only intended to be estimate of the anticipated sale price but may not be necessarily what the lot sells for. Such guide prices are not intended to be valuation of the lot and must not be relied upon by Buyers as such (Buyer must satisfy themselves by an appropriate independent valuation). 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 auction. Any estimated information is only intended to be guidance to a prospective buyer. We give no guarantee or warranty as to its accuracy and Buyers must satisfy themselves in this regard. If we have provided or referred to and plans, measurements or photographs (whether or not in this Catalogue) those plans, measurements and photographs are only provided (or referred to) to assist prospective Buyers to identify the lot and are not intended to form part of the conditions of sale or be relied upon and Buyers must form their own opinion. Any measurements may have originated from scaled drawings and/or plans but may not have been reproduced accurately and should therefore be treat with caution and verified by the Buyers own enquiries and inspection.

9. Variation to this Catalogue An addendum may be displayed at the auction showing any alterations to the information contained in the catalogue. It is the Buyers responsibility to check this prior to bidding and we accept no liability for the Buyer (or the Buyer's representative) not doing so.

Our General Auction Terms of Business

1. Interpretation

1.1 A reference in this Catalogue to the Common Auction Conditions is a reference to the provisions in the Common Auction Conditions section of this Catalogue.

1.2 A reference to the Glossary is a reference to the Glossary contained in the Common Auction Conditions.

1.3 Words in bold blue type have special meanings, which are defined in the Glossary.

1.4 A reference to Option One or Option Two is a reference to the type of auction a lot is entered into.

2. Conditions applicable to the auction types

2.1 Option One Conditions

If a lot is being sold under Option One the following provisions shall apply:

2.1.1 the Common Auction Conditions (set out in this Catalogue) will apply as varied by the provisions of this section of the Catalogue;

2.1.2 the Common Auction Conditions are varied so that completion is required to take place (save where there is special condition to the contrary) within 28 days of the date of the sale memorandum (or if that day is not a business day on the next business day);

2.1.3 the Seller is required to provide us with any special conditions which relate to the lot and legal pack at least 24 hours prior to the auction;

2.1.4 any special conditions and the legal pack will be made available by us to a potential buyer upon request as soon as possible (following receipt by us) but may be available sooner directly from the Seller's lawyer;

2.1.5 it is the potential buyer's responsibility to obtain copies of any special conditions, legal pack and/or any addendum and to check that no updated version exists;

2.1.6 without liability, we reserve the right to change and move a particular lot to the Option Two auction at any time and for any reason (in our absolute discretion) and if we decide to do so the lot may be withdrawn from the auction and entered instead into the next auction arranged by us;

2.1.7 subject to the foregoing provision, the lot will be entered into the auction;

2.1.8 a copy of any special conditions and/or addendum must be annexed to the sale memorandum;

2.2 Option Two Conditions

If a lot is being sold under Option Two the following provisions shall apply:

2.2.1 the Introduction, Important Notice and Glossary of the common auction conditions the auction conduct conditions will apply to the extent they are not inconsistent with these conditions or the Option Two auction type;

2.2.2 upon a successful bid: (a) a sale memorandum will be exchanged. However, this sale memorandum: (i) will only set out the particulars of the lot and successful bid; (ii) only amounts to an intention between the Seller and Buyer to enter into a binding legal contract within 28 days of the date of the sale memorandum (or if that day is not a business day on the next business day), with completion being required within 14 days of the date of the binding contract (or if that day is not a business day on the next business day)] and



does not amount to a binding contract between them whereby the Seller is obliged to sell and the Buyer is obliged to buy the lot; (iii) the Seller and the Buyer are both required to use their best endeavours to exchange a binding contract including provisions substantially similar to the spirit of general conditions varied as reasonably required by the Seller and Buyer taking account of the nature of the lot and any reasonable special conditions which any prudent lawyer acting for a Seller would have included prior to the auction in special conditions (had the lot been sold under Option One); (b) the Buyer must pay to us a non-refundable reservation fee of £3000 (in the same manner as a deposit would have been paid for a lot sold under Option One), and: (i) if due to the fault of the Buyer (or the Buyer's lawyer), exchange of a binding contract does not occur by the relevant date (or such other date agreed in writing between the Seller and the Buyer) the non-refundable deposit is forfeit by the Buyer; (ii) if due to the fault of the Seller (or the Seller's lawyer), exchange of a binding contract does not occur by the relevant date (or such other date agreed in writing between the Seller and the Buyer) the non-refundable deposit will be returned as soon as reasonably practicable to the Buyer. (c) the Buyer's lawyer is entitled, before exchange of the binding contract, to raise reasonable relevant enquiries and the Seller must answer these to the best of their knowledge and not delay replying to them.

3. General provisions applicable to Sellers and Buyers

3.1 General Auction Conditions

3.1.1 We are not responsible for the upkeep, maintenance, repair and security of the lot at any time.

3.1.2 We may offer financial services to the Buyer and may act in the sale (including in the same auction) of any Buyer's property.

3.1.3 The Buyer agrees that, to the maximum extent permitted by law, we shall not be liable to the Buyer for any liability (of whatever kind) in respect of the particulars of anything contained or referred to in this catalogue being incomplete, inaccurate, unfair and/or misleading.

3.2 Charges and payment

3.2.1 The Buyer must pay us an administration fee of £500.00 plus VAT immediately following a successful bid (by whatever method we may stipulate acting reasonably).

3.2.2 All fees and charges payable to us shall be paid without deduction, counterclaim or set-off.

3.3 Proof of Identity and Proceeds of Crime Act

3.3.1 It may be necessary for us to satisfactorily identify the Seller, Buyer and any other person who proposes to pay funds into our bank account. If requested by us, such persons are required to provide to us evidence to verify both identity and the source and flow of any funds which will be provided for the purpose of funding transactions or arrangements. We may keep records of the evidence of identity for at least five years.

3.3.2 To comply with the Proceeds of Crime Act 2002, we must be satisfied that there is no suspicion of money laundering and/or that we, the Seller, the Buyer and/or any other relevant person are not becoming involved in any of the relevant offences.

3.3.3 If funds are sent to our bank in circumstances where we are not satisfied with the evidence in respect of identity or source of funds, we may not be able to utilise or return funds if we are suspicious of the circumstances in which they were sent.

3.3.4 Where we are unable to comply with the procedural requirements of the money laundering legislation, or where we become suspicious that someone may be involved in money laundering, then we reserve the right to decline any instructions from the Seller, Buyer and/or other relevant person. In such circumstances, we may not be able to return funds to the person from whom they originated or otherwise.

3.3.5 We may be required to report to the appropriate authorities any knowledge or suspicion that funds are derived from the proceeds of crime or terrorist offences. It may be an offence if a person knows or suspects that such a report has been made and then discloses that fact to another party. It may also be an offence if a person knows or suspects that a civil recovery or confiscation or money laundering investigation is, or is about to be, conducted and he makes a disclosure to a third person that is likely to prejudice that investigation. As a matter of law, therefore, our money laundering obligations override our business relationship with the Seller, Buyer and/or any other relevant person and it may not be possible for us to discuss these issues with them or disclose the fact that we have made a report

3.3.6 We will not be liable to any person in any respect whatsoever as a result of our taking any steps pursuant to any of the preceding provisions or otherwise in compliance with the money laundering legislation.

3.4 Miscellaneous

3.4.1 No variation of the provisions of this Catalogue (or any document incorporating them) shall be valid unless it is in writing and signed by or on behalf of each of the parties.

3.4.2 Our failure to exercise or enforce any rights available to us shall not be a waiver of any rights and does not prevent us enforcing the rights at a later date.

3.4.3 If any provision of this Catalogue (or any document incorporating them) or part of any provision is found by any court or other authority of competent jurisdiction to be invalid, illegal or unenforceable, that provision or part-provision shall, to the extent required, be deemed not to form part of the agreement, and the validity and enforceability

of the other provisions of the agreement shall not be affected.

3.4.4 If a provision of the provisions of this Catalogue (or any document incorporating them) or part of any provision is found illegal, invalid or unenforceable, the provision shall apply with the minimum modification necessary to make it legal, valid and enforceable.

3.4.5 This Catalogue (or any document incorporating it) and any documents referred to in it constitute the whole agreement between the parties and supersedes any previous arrangement, understanding or agreement. Each party acknowledges that, in entering into the provisions, it does not rely on any statement, representation, assurance or warranty of any person (whether a party to this agreement or not) other than as expressly set out in this Catalogue or those other documents.

3.4.6 The provisions of this Catalogue (or any document incorporating them) are personal to us, the Seller and Buyer (as applicable) and no other person shall have any rights under them.

3.5 Notices

3.5.1 Any notice to be given relating to the auction arrangements shall be in writing and shall be delivered by pre-paid first class post (or pre-paid overseas equivalent) to the respective addresses of the parties as last notified to the other parties.

3.5.2 Notices delivered shall be deemed to have arrived: (a) when posted from and to addresses in the UK, on the second day after posting; (b) when posted from and to addresses overseas, on the tenth day after posting; and (c) when sent by fax, the notice shall be deemed received immediately (provided the sender can produce a valid transmission report).

3.5.3 The sender must prove that the notice was correctly sent. A notice which cannot be supported by evidence that it was served correctly will not be valid.

3.6 Governing law and jurisdiction

3.6.1 Any dispute or claim arising out of or in connection with the arrangements relating to (irrespective of the parties and prior to, during or following the) auction (including non-contractual disputes or claims), shall be governed by, and construed in accordance with, the law of England and Wales.

3.6.2 We, the Seller and Buyer irrevocably agree that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with such arrangements (including non-contractual disputes or claims).

Common Auction Conditions

Introduction

These Common Auction Conditions are separated into the following three sections:

Glossary

The glossary gives special meanings to certain words used in both sets of conditions.

Auction Conduct Conditions

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who has a catalogue, or who attends or bids at the auction. They cannot be changed without the auctioneer's agreement. You are deemed to have accepted these terms and conditions if you have been provided with or obtained a copy of this Catalogue, attend an auction or bid at an auction.

Sale Conditions

The Sale Conditions govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum.

Important Notice

A prudent buyer will, before bidding for a lot at an auction:

Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant;

Read the conditions;

Inspect the lot;

Carry out usual searches and make usual enquiries;

Check the content of all available leases and other documents relating to the lot;

Check that what is said about the lot in the catalogue is accurate;

Have finance available for the deposit and purchase price;

Check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.

These common auction conditions (third edition) are reproduced with the consent of the Royal Institute of Chartered Surveyors (RICS).

Glossary

This glossary applies to the auction conduct conditions and the sale conditions.



Wherever it makes sense:

singular words can be read as plurals, and plurals as singular words;
 a "person" includes a corporate body;
 words of one gender include the other genders;
 references to legislation are to that legislation as it may have been modified or re-enacted by the date of the auction or the contract date (as applicable); and where the following words printed in bold black type appear in bold blue type they have the specified meanings.

Actual completion date The date when completion takes place or is treated as taking place for the purposes of apportionment and calculating interest.

Addendum An amendment or addition to the conditions or to the particulars or to both whether contained in a supplement to the catalogue, a written notice from the auctioneers or an oral announcement at the auction.

Agreed completion date

Subject to condition G9.3:

(a) the date specified in the special conditions; or
 (b) if no date is specified, 20 business days after the contract date;
 but if that date is not a business day the first subsequent business day.

Approved financial institution Any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the auctioneers.

Arrears Arrears of rent and other sums due under the tenancies and still outstanding on the actual completion date.

Arrears schedule The arrears schedule (if any) forming part of the special conditions.

Auction The auction advertised in the catalogue.

Auction conduct conditions The conditions so headed, including any extra auction conduct conditions.

Auctioneers The auctioneers at the auction.

Business day Any day except (a) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

Buyer The person who agrees to buy the lot or, if applicable, that person's personal representatives: if two or more are jointly the buyer their obligations can be enforced against them jointly or against each of them separately.

Catalogue The catalogue to which the conditions refer including any supplement to it.

Completion Unless otherwise agreed between seller and buyer (or their conveyancers) the occasion when both seller and buyer have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.

Condition One of the auction conduct conditions or sales conditions.

Contract The contract by which the seller agrees to sell and the buyer agrees to buy the lot.

Contract date The date of the auction or, if the lot is not sold at the auction:

(a) the date of the sale memorandum signed by both the seller and buyer; or
 (b) if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

Documents Documents of title (including, if title is registered, the entries on the register and the title plan) and other documents listed or referred to in the special conditions relating to the lot.

Financial charge A charge to secure a loan or other financial indebtedness (not including a rentcharge).

General conditions That part of the sale conditions so headed, including any extra general conditions.

Interest rate If not specified in the special conditions, 4% above the base rate from time to time of Barclays Bank plc. (The interest rate will also apply to judgment debts, if applicable.)

Lot Each separate property described in the catalogue or (as the case may be) the property that the seller has agreed to sell and the buyer to buy (including chattels, if any).

Old arrears Arrears due under any of the tenancies that are not "new tenancies" as defined by the Landlord and Tenant (Covenants) Act 1995.

Particulars The section of the catalogue that contains descriptions of each lot (as varied by any addendum).

Practitioner An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, any similar official).

Price The price that the buyer agrees to pay for the lot.

Ready to complete Ready, willing and able to complete: if completion would enable the seller to discharge all financial charges secured on the lot that have to be discharged by completion, then those outstanding financial charges do not prevent the seller from being ready to complete.

Sale conditions The general conditions as varied by any special conditions or addendum.
Sale memorandum The form so headed (whether or not set out in the catalogue) in which the terms of the contract for the sale of the lot are recorded.

Seller The person selling the lot. If two or more are jointly the seller their obligations can be enforced against them jointly or against each of them separately.

Special conditions Those of the sale conditions so headed that relate to the lot.

Tenancies Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.

Tenancy schedule The tenancy schedule (if any) forming part of the special conditions.

Transfer Transfer includes a conveyance or assignment (and "to transfer" includes "to convey" or "to assign").

TUPE The Transfer of Undertakings (Protection of Employment) Regulations 2006.

VAT Value Added Tax or other tax of a similar nature.

VAT option An option to tax.

We (and us and our) The auctioneers.

You (and your) Someone who has a copy of the catalogue or who attends or bids at the auction, whether or not a buyer

Auction Conduct Conditions

A1 Introduction

A1.1 Words in bold blue type have special meanings, which are defined in the Glossary.

A1.2 The catalogue is issued only on the basis that you accept these auction conduct conditions. They govern our relationship with you and cannot be disapplied or varied by the sale conditions (even by a condition purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

A2 Our role

A2.1 As agents for each seller we have authority to:

- prepare the catalogue from information supplied by or on behalf of each seller;
- offer each lot for sale;
- sell each lot;
- receive and hold deposits;
- sign each sale memorandum; and
- treat a contract as repudiated if the buyer fails to sign a sale memorandum or pay a deposit as required by these auction conduct conditions.

A2.2 Our decision on the conduct of the auction is final.

A2.3 We may cancel the auction, or alter the order in which lots are offered for sale. We may also combine or divide lots. A lot may be sold or withdrawn from sale prior to the auction.

A2.4 You acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against us for any loss

A3 Bidding and reserve prices

A3.1 All bids are to be made in pounds sterling exclusive of any applicable VAT.

A3.2 We may refuse to accept a bid. We do not have to explain why.

A3.3 If there is a dispute over bidding we are entitled to resolve it, and our decision is final.

A3.4 Unless stated otherwise each lot is subject to a reserve price (which may be fixed just before the lot is offered for sale). If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction.

A3.5 Where there is a reserve price the seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. You accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the seller.

A3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the seller might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the seller may fix the final reserve price just before bidding commences.

A4 The particulars and other information

A4.1 We have taken reasonable care to prepare particulars that correctly describe each lot. The particulars are based on information supplied by or on behalf of the seller. You need to check that the information in the particulars is correct.

A4.2 If the special conditions do not contain a description of the lot, or simply refer to the relevant lot number, you take the risk that the description contained in the particulars is incomplete or inaccurate, as the particulars have not been prepared by a conveyancer and are not intended to form part of a legal contract. All deposit monies will be held in the Client Account of The Agents Property Auction until exchange of contracts.

A4.3 The particulars and the sale conditions may change prior to the auction and it is your responsibility to check that you have the correct versions.

A4.4 If we provide information, or a copy of a document, provided by others we do so only on the basis that we are not responsible for the accuracy of that information or document.



A5 The contract

A5.1 A successful bid is one we accept as such (normally on the fall of the hammer). This condition A5 applies to you if you make the successful bid for a lot.

A5.2 You are obliged to buy the lot on the terms of the sale memorandum at the price you bid plus VAT (if applicable).

A5.3 You must before leaving the auction: (a) provide all information we reasonably need from you to enable us to complete the sale memorandum (including proof of your identity if required by us); (b) sign the completed sale memorandum; and (c) pay the deposit.

A5.4 If you do not we may either:

(a) as agent for the seller treat that failure as your repudiation of the contract and offer the lot for sale again: the seller may then have a claim against you for breach of contract; or

(b) sign the sale memorandum on your behalf.

A5.5 (a) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the seller, but otherwise is to be held as stated in the sale conditions; and

(b) must be paid in pounds sterling by cheque or by bankers' draft made payable to us on an approved financial institution. The extra auction conduct conditions may state if we accept any other form of payment.

A5.6 We may retain the sale memorandum signed by or on behalf of the seller until the deposit has been received in cleared funds.

A5.7 If the buyer does not comply with its obligations under the contract then:

(a) you are personally liable to buy the lot even if you are acting as an agent; and

(b) you must indemnify the seller in respect of any loss the seller incurs as a result of the buyer's default.

A5.8 Where the buyer is a company you warrant that the buyer is properly constituted and able to buy the lot.

A6 Extra Auction Conduct Conditions

A6.1 Despite any special condition to the contrary the minimum deposit we accept is £3000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

General conditions of sale

Words in bold blue type have special meanings, which are defined in the Glossary.

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

G1 The lot

G1.1 The lot (including any rights to be granted or reserved, and any exclusions from it) is described in the special conditions, or if not so described the lot is that referred to in the sale memorandum.

G1.2 The lot is sold subject to any tenancies disclosed by the special conditions, but otherwise with vacant possession on completion.

G1.3 The lot is sold subject to all matters contained or referred to in the documents, but excluding any financial charges: these the seller must discharge on or before completion.

G1.4 The lot is also sold subject to such of the following as may affect it, whether they arise before or after the contract date and whether or not they are disclosed by the seller or are apparent from inspection of the lot or from the documents:

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- (e) rights, easements, quasi-easements, and wayleaves;
- (f) outgoing and other liabilities;
- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the buyer has made them; and
- (i) anything the seller does not and could not reasonably know about.

G1.5 Where anything subject to which the lot is sold would expose the seller to liability the buyer is to comply with it and indemnify the seller against that liability.

G1.6 The seller must notify the buyer of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the contract date but the buyer must comply with them and keep the seller indemnified.

G1.7 The lot does not include any tenant's or trade fixtures or fittings.

G1.8 Where chattels are included in the lot the buyer takes them as they are at completion and the seller is not liable if they are not fit for use.

G1.9 The buyer buys with full knowledge of:

- (a) the documents, whether or not the buyer has read them; and

(b) the physical condition of the lot and what could reasonably be discovered on inspection of it, whether or not the buyer has inspected it.

G1.10 The buyer is not to rely on the information contained in the particulars but may rely on the seller's conveyancer's written replies to preliminary enquiries to the extent stated in those replies.

G2 Deposit

G2.1 The amount of the deposit is the greater of:

(a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and

(b) 10% of the price (exclusive of any VAT on the price).

G2.1 The amount of the deposit is the greater of:

(a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and

(b) 10% of the price (exclusive of any VAT on the price).

G2.2 The deposit

(a) must be paid in pounds sterling by cheque or banker's draft drawn on an approved financial institution (or by any other means of payment that the auctioneers may accept); and

(b) is to be held as stakeholder unless the auction conduct conditions provide that it is to be held as agent for the seller.

G2.3 Where the auctioneers hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the seller on completion or, if completion does not take place, to the person entitled to it under the sale conditions.

G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the seller may treat the contract as at an end and bring a claim against the buyer for breach of contract.

G2.5 Interest earned on the deposit belongs to the seller unless the sale conditions provide otherwise.

G3 Between contract and completion

G3.1 Unless the special conditions state otherwise, the seller is to insure the lot from and including the contract date to completion and:

(a) produce to the buyer on request all relevant insurance details;

(b) pay the premiums when due;

(c) if the buyer so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;

(d) at the request of the buyer use reasonable endeavours to have the buyer's interest noted on the policy if it does not cover a contracting purchaser;

(e) unless otherwise agreed, cancel the insurance at completion, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the buyer; and

(f) (subject to the rights of any tenant or other third party) hold on trust for the buyer any insurance payments that the seller receives in respect of loss or damage arising after the contract date or assign to the buyer the benefit of any claim; and the buyer must on completion reimburse to the seller the cost of that insurance (to the extent not already paid by the buyer or a tenant or other third party) for the period from and including the contract date to completion.

G3.2 No damage to or destruction of the lot nor any deterioration in its condition, however caused, entitles the buyer to any reduction in price, or to delay completion, or to refuse to complete.

G3.3 Section 47 of the Law of Property Act 1925 does not apply.

G3.4 Unless the buyer is already lawfully in occupation of the lot the buyer has no right to enter into occupation prior to completion.

Title and identity

G4.1 Unless condition G4.2 applies, the buyer accepts the title of the seller to the lot as at the contract date and may raise no requisition or objection except in relation to any matter that occurs after the contract date.

G4.2 If any of the documents is not made available before the auction the following provisions apply:

(a) The buyer may raise no requisition or objection to any of the documents that is made available before the auction.

(b) If the lot is registered land the seller is to give to the buyer within five business days of the contract date an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the lot is being sold.

(c) If the lot is not registered land the seller is to give to the buyer within five business days an abstract or epitome of title starting from the root of title mentioned in the special conditions (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the buyer the original or an examined copy of every relevant document.

(d) If title is in the course of registration, title is to consist of certified copies of:

(i) the application for registration of title made to the land registry;

(ii) the documents accompanying that application;

(iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and



(iv) a letter under which the seller or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the buyer.

(e) The buyer has no right to object to or make requisitions on any title information more than seven business days after that information has been given to the buyer

G4.3 Unless otherwise stated in the special conditions the seller sells with full title guarantee except that (and the transfer shall so provide):

(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the buyer; and

(b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the lot where the lot is leasehold property.

G4.4 The transfer is to have effect as if expressly subject to all matters subject to which the lot is sold under the contract.

G4.5 The seller does not have to produce, nor may the buyer object to or make a requisition in relation to, any prior or superior title even if it is referred to in the documents.

G4.6 The seller (and, if relevant, the buyer) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the conditions apply.

G5 Transfer

G5.1 Unless a form of transfer is prescribed by the special conditions:

(a) the buyer must supply a draft transfer to the seller at least ten business days before the agreed completion date and the engrossment (signed as a deed by the buyer if condition G5.2 applies) five business days before that date or (if later) two business days after the draft has been approved by the seller; and

(b) the seller must approve or revise the draft transfer within five business days of receiving it from the buyer.

G5.2 If the seller remains liable in any respect in relation to the lot (or a tenancy) following completion the buyer is specifically to covenant in the transfer to indemnify the seller against that liability.

G5.3 The seller cannot be required to transfer the lot to anyone other than the buyer, or by more than one transfer.

G6 Completion

G6.1 Completion is to take place at the offices of the seller's conveyancer, or where the seller may reasonably require, on the agreed completion date. The seller can only be required to complete on a business day and between the hours of 0930 and 1700.

G6.2 The amount payable on completion is the balance of the price adjusted to take account of apportionments plus (if applicable) VAT and interest.

G6.3 Payment is to be made in pounds sterling and only by:

(a) direct transfer to the seller's conveyancer's client account; and

(b) the release of any deposit held by a stakeholder.

G6.4 Unless the seller and the buyer otherwise agree, completion cannot take place until both have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.

G6.5 If completion takes place after 1400 hours for a reason other than the seller's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next business day.

G6.6 Where applicable the contract remains in force following completion.

G7 Notice to complete

G7.1 The seller or the buyer may on or after the agreed completion date but before completion give the other notice to complete within ten business days (excluding the date on which the notice is given) making time of the essence.

G7.2 The person giving the notice must be ready to complete.

G7.3 If the buyer fails to comply with a notice to complete the seller may, without affecting any other remedy the seller has:

(a) terminate the contract;

(b) claim the deposit and any interest on it if held by a stakeholder;

(c) forfeit the deposit and any interest on it;

(d) resell the lot; and

(e) claim damages from the buyer.

G7.4 If the seller fails to comply with a notice to complete the buyer may, without affecting any other remedy the buyer has:

(a) terminate the contract; and

(b) recover the deposit and any interest on it from the seller or, if applicable, a stakeholder.

G8 If the contract is brought to an end

G8.1 If the contract is lawfully brought to an end:

(a) the buyer must return all papers to the seller and appoints the seller its agent to cancel any registration of the contract; and

(b) the seller must return the deposit and any interest on it to the buyer (and the buyer

may claim it from the stakeholder, if applicable) unless the seller is entitled to forfeit the deposit under condition G7.3.

G9 Landlord's licence

G9.1 Where the lot is or includes leasehold land and licence to assign is required this condition G9 applies.

G9.2 The contract is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.

G9.3 The agreed completion date is not to be earlier than the date five business days after the seller has given notice to the buyer that licence has been obtained

G9.4 The seller must:

(a) use all reasonable endeavours to obtain the licence at the seller's expense; and

(b) enter into any authorised guarantee agreement properly required.

G9.5 The buyer must:

(a) promptly provide references and other relevant information; and

(b) comply with the landlord's lawful requirements.

G9.6 If within three months of the contract date (or such longer period as the seller and buyer agree) the licence has not been obtained the seller or the buyer may (if not then in breach of any obligation under this condition G9) by notice to the other terminate the contract at any time before licence is obtained. That termination is without prejudice to the claims of either seller or buyer for breach of this condition G9.

G10 Interest and apportionments

G10.1 If the actual completion date is after the agreed completion date for any reason other than the seller's default the buyer must pay interest at the interest rate on the price (less any deposit paid) from the agreed completion date up to and including the actual completion date.

G10.2 Subject to condition G11 the seller is not obliged to apportion or account for any sum at completion unless the seller has received that sum in cleared funds. The seller must pay to the buyer after completion any sum to which the buyer is entitled that the seller subsequently receives in cleared funds.

G10.3 Income and outgoings are to be apportioned at actual completion date unless:

(a) the buyer is liable to pay interest; and

(b) the seller has given notice to the buyer at any time up to completion requiring apportionment on the date from which interest becomes payable by the buyer; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the buyer.

G10.4 Apportionments are to be calculated on the basis that:

(a) the seller receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;

(b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and

(c) where the amount to be apportioned is not known at completion apportionment is to be made by reference to a reasonable estimate and further payment is to be made by seller or buyer as appropriate within five business days of the date when the amount is known.

G10.3 Income and outgoings are to be apportioned at actual completion date unless:

(a) the buyer is liable to pay interest; and

(b) the seller has given notice to the buyer at any time up to completion requiring apportionment on the date from which interest becomes payable by the buyer; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the buyer.

G11 Arrears

Part 1 Current rent

G11.1 "Current rent" means, in respect of each of the tenancies subject to which the lot is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding completion.

G11.2 If on completion there are any arrears of current rent the buyer must pay them, whether or not details of those arrears are given in the special conditions.

G11.3 Parts 2 and 3 of this condition G11 do not apply to arrears of current rent.

Part 2 Buyer to pay for arrears

G11.4 Part 2 of this condition G11 applies where the special conditions give details of arrears.

G11.5 The buyer is on completion to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the special conditions.

G11.6 If those arrears are not old arrears the seller is to assign to the buyer all rights that the seller has to recover those arrears.

Part 3 Buyer not to pay for arrears

G11.7 Part 3 of this condition G11 applies where the special conditions:

(a) so state; or

(b) give no details of any arrears.

G11.8 While any arrears due to the seller remain unpaid the buyer must:

(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;



(b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);

(c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require;

(d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order;

(e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender or forfeit any tenancy under which arrears are due; and

(f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.

G11.9 Where the seller has the right to recover arrears it must not without the buyer's written consent bring insolvency proceedings against a tenant or seek the removal of goods from the lot.

G12 Management

G12.1 This condition G12 applies where the lot is sold subject to tenancies.

G12.2 The seller is to manage the lot in accordance with its standard management policies pending completion.

G12.3 The seller must consult the buyer on all management issues that would affect the buyer after completion (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a tenancy; or a new tenancy or agreement to grant a new tenancy) and:

(a) the seller must comply with the buyer's reasonable requirements unless to do so would (but for the indemnity in paragraph (c) expose the seller to a liability that the seller would not otherwise have, in which case the seller may act reasonably in such a way as to avoid that liability;

(b) if the seller gives the buyer notice of the seller's intended act and the buyer does not object within five business days giving reasons for the objection the seller may act as the seller intends; and

(c) the buyer is to indemnify the seller against all loss or liability the seller incurs through acting as the buyer requires, or by reason of delay caused by the buyer.

G13 Rent deposits

G13.1 This condition G13 applies where the seller is holding or otherwise entitled to money by way of rent deposit in respect of a tenancy. In this condition G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.

G13.2 If the rent deposit is not assignable the seller must on completion hold the rent deposit on trust for the buyer and, subject to the terms of the rent deposit deed, comply at the cost of the buyer with the buyer's lawful instructions.

G13.3 Otherwise the seller must on completion pay and assign its interest in the rent deposit to the buyer under an assignment in which the buyer covenants with the seller to:

(a) observe and perform the seller's covenants and conditions in the rent deposit deed and indemnify the seller in respect of any breach;

(b) give notice of assignment to the tenant; and

(c) give such direct covenant to the tenant as may be required by the rent deposit deed.

G14 VAT

G14.1 Where a sale condition requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.

G14.2 Where the special conditions state that no VAT option has been made the seller confirms that none has been made by it or by any company in the same VAT group nor will be prior to completion.

G15 Transfer as a going concern

G15.1 Where the special conditions so state:

(a) the seller and the buyer intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and

(b) this condition G15 applies.

G15.2 The seller confirms that the seller

(a) is registered for VAT, either in the seller's name or as a member of the same VAT group; and

(b) has (unless the sale is a standard-rated supply) made in relation to the lot a VAT option that remains valid and will not be revoked before completion.

G15.3 The buyer confirms that:

(a) it is registered for VAT, either in the buyer's name or as a member of a VAT group;

(b) it has made, or will make before completion, a VAT option in relation to the lot and will not revoke it before or within three months after completion;

(c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it;

(d) it is not buying the lot as a nominee for another person.

G15.4 The buyer is to give to the seller as early as possible before the agreed completion date evidence:

(a) of the buyer's VAT registration;

(b) that the buyer has made a VAT option; and

(c) that the VAT option has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two business days before the agreed completion date, condition G14.1 applies at completion.

G15.5 The buyer confirms that after completion the buyer intends to:

(a) retain and manage the lot for the buyer's own benefit as a continuing business as a going concern subject to and with the benefit of the tenancies; and

(b) collect the rents payable under the tenancies and charge VAT on them

G15.6 If, after completion, it is found that the sale of the lot is not a transfer of a going concern then: (a) the seller's conveyancer is to notify the buyer's conveyancer of that finding and provide a VAT invoice in respect of the sale of the lot;

(b) the buyer must within five business days of receipt of the VAT invoice pay to the seller the VAT due; and (c) if VAT is payable because the buyer has not complied with this condition G15, the buyer must pay and indemnify the seller against all costs, interest, penalties or surcharges that the seller incurs as a result.

G16 Capital allowances

G16.1 This condition G16 applies where the special conditions state that there are capital allowances available in respect of the lot.

G16.2 The seller is promptly to supply to the buyer all information reasonably required by the buyer in connection with the buyer's claim for capital allowances.

G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the special conditions.

G16.4 The seller and buyer agree:

(a) to make an election on completion under Section 198 of the Capital Allowances Act 2001 to give effect to this condition G16; and

(b) to submit the value specified in the special conditions to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17 Maintenance agreements

G17.1 The seller agrees to use reasonable endeavours to transfer to the buyer, at the buyer's cost, the benefit of the maintenance agreements specified in the special conditions.

G17.2 The buyer must assume, and indemnify the seller in respect of, all liability under such contracts from the actual completion date.

G18 Landlord and Tenant Act 1987

G18.1 This condition G18 applies where the sale is a relevant disposal for the purposes of part 1 of the Landlord and Tenant Act 1987.

G18.2 The seller warrants that the seller has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19 Sale by practitioner

G19.1 This condition G19 applies where the sale is by a practitioner either as seller or as agent of the seller.

G19.2 The practitioner has been duly appointed and is empowered to sell the lot.

G19.3 Neither the practitioner nor the firm or any member of the firm to which the practitioner belongs has any personal liability in connection with the sale or the performance of the seller's obligations. The transfer is to include a declaration excluding that personal liability.

G19.4 The lot is sold:

(a) in its condition at completion;

(b) for such title as the seller may have; and

(c) with no title guarantee; and the buyer has no right to terminate the contract or any other remedy if information provided about the lot is inaccurate, incomplete or missing.

G19.5 Where relevant:

(a) the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and

(b) the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.

G19.6 The buyer understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner.

G20 TUPE

G20.1 If the special conditions state "There are no employees to which TUPE applies", this is a warranty by the seller to this effect.

G20.2 If the special conditions do not state "There are no employees to which TUPE applies" the following paragraphs apply:

(a) The seller must notify the buyer of those employees whose contracts of employment will transfer to the buyer on completion (the "Transferring Employees"). This notification must be given to the buyer not less than 14 days before completion.

(b) The buyer confirms that it will comply with its obligations under TUPE and any special conditions

(c) in respect of the Transferring Employees.

(d) The buyer and the seller acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the seller will transfer to the buyer



on completion.

(e) The buyer is to keep the seller indemnified against all liability for the Transferring Employees after completion.

G21 Environmental

G21.1 This condition G21 only applies where the special conditions so provide.

G21.2 The seller has made available such reports as the seller has as to the environmental condition of the lot and has given the buyer the opportunity to carry out investigations (whether or not the buyer has read those reports or carried out any investigation) and the buyer admits that the price takes into account the environmental condition of the lot.

G21.3 The buyer agrees to indemnify the seller in respect of all liability for or resulting from the environmental condition of the lot.

G22 Service Charge

G22.1 This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.

G22.2 No apportionment is to be made at completion in respect of service charges.

G22.3 Within two months after completion the seller must provide to the buyer a detailed service charge account for the service charge year current on completion showing:

- (a) service charge expenditure attributable to each tenancy;
- (b) payments on account of service charge received from each tenant;
- (c) any amounts due from a tenant that have not been received;
- (d) any service charge expenditure that is not attributable to any tenancy and is for that reason irrecoverable.

G22.4 In respect of each tenancy, if the service charge account shows that:

- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;
- (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the buyer must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the seller within five business days of receipt in cleared funds; but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.

G22.5 In respect of service charge expenditure that is not attributable to any tenancy the seller must pay the expenditure incurred in respect of the period before actual completion date and the buyer must pay the expenditure incurred in respect of the period after actual completion date. Any necessary monetary adjustment is to be made within five business days of the seller providing the service charge account to the buyer.

G22.6 If the seller holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:

- (a) the seller must pay it (including any interest earned on it) to the buyer on completion; and
- (b) the buyer must covenant with the seller to hold it in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.

G23 Rent reviews

G23.1 This condition G23 applies where the lot is sold subject to a tenancy under which a rent review due on or before the actual completion date has not been agreed or determined.

G23.2 The seller may continue negotiations or rent review proceedings up to the actual completion date but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the buyer, such consent not to be unreasonably withheld or delayed.

G23.3 Following completion the buyer must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the seller, such consent not to be unreasonably withheld or delayed.

G23.4 The seller must promptly: (a) give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and (b) use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings.

G23.5 The seller and the buyer are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.

G23.6 When the rent review has been agreed or determined the buyer must account to the seller for any increased rent and interest recovered from the tenant that relates to the seller's period of ownership within five business days of receipt of cleared funds.

G23.7 If a rent review is agreed or determined before completion but the increased rent and any interest recoverable from the tenant has not been received by completion the increased rent and any interest recoverable is to be treated as arrears.

G23.8 The seller and the buyer are to bear their own costs in relation to rent review negotiations and proceedings.

G24 Tenancy renewals

G24.1 This condition G24 applies where the tenant under a tenancy has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and

references to notices and proceedings are to notices and proceedings under that Act.

G24.2 Where practicable, without exposing the seller to liability or penalty, the seller must not without the written consent of the buyer (which the buyer must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

G24.3 If the seller receives a notice the seller must send a copy to the buyer within five business days and act as the buyer reasonably directs in relation to it.

G24.4 Following completion the buyer must:

- (a) with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings;
 - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the seller for the part of that increase that relates to the seller's period of ownership of the lot within five business days of receipt of cleared funds.
- G24.5 The seller and the buyer are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.

G25 Warranties

G25.1 Available warranties are listed in the special conditions.

G25.2 Where a warranty is assignable the seller must:

- (a) on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and
- (b) apply for (and the seller and the buyer must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.

G25.3 If a warranty is not assignable the seller must after completion:

- (a) hold the warranty on trust for the buyer; and
- (b) at the buyer's cost comply with such of the lawful instructions of the buyer in relation to the warranty as do not place the seller in breach of its terms or expose the seller to any liability or penalty.

G26 No assignment

The buyer must not assign, mortgage or otherwise transfer or part with the whole or any part of the buyer's interest under this contract.

G27 Registration at the Land Registry

G27.1 This condition G27.1 applies where the lot is leasehold and its sale either triggers first registration or is a registrable disposition. The buyer must at its own expense and as soon as practicable:

- (a) procure that it becomes registered at Land Registry as proprietor of the lot;
- (b) procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and
- (c) provide the seller with an official copy of the register relating to such lease showing itself registered as proprietor.

G27.2 This condition G27.2 applies where the lot comprises part of a registered title. The buyer must at its own expense and as soon as practicable:

- (a) apply for registration of the transfer;
- (b) provide the seller with an official copy and title plan for the buyer's new title; and
- (c) join in any representations the seller may properly make to Land Registry relating to the application.

G28 Notices and other communications

G28.1 All communications, including notices, must be in writing. Communication to or by the seller or the buyer may be given to or by their conveyancers.

G28.2 A communication may be relied on if:

- (a) delivered by hand; or
- (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
- (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers normally to deliver mail the next following business day.

G28.3 A communication is to be treated as received:

- (a) when delivered, if delivered by hand; or
- (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a business day a communication is to be treated as received on the next business day.

G28.4 A communication sent by a postal service that offers normally to deliver mail the next following business day will be treated as received on the second business day after it has been posted.

G29 Contracts (Rights of Third Parties) Act 1999

No one is intended to have any benefit under the contract pursuant to the Contract (Rights of Third Parties) Act 1999.

G30 Extra General Conditions



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Thursday 3rd November 2016

Monday 12th December 2016

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