



# Agents Property AUCTION

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## Auction Catalogue

This Auction

Monday 30th March 2015

at Marriott Hotel, Gosforth Park, Newcastle, NE3 5HN  
6.30pm registration for 7.00pm start



Andrew Craig

**WOOD**  
ESTATE AGENTS

kimmitt & roberts

Michael Poole

ROOK  
MATTHEWS  
SAYER

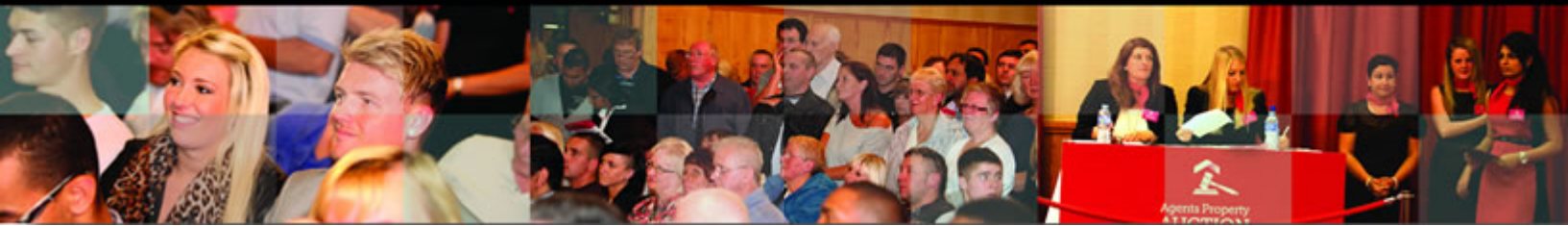


**Richard Francis**  
Auctioneer MNAVA

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## Order Of Sale

Lot No	Address	Post Code	Partner Agent
<b>OPTION 1</b>			
Lot 1	163 Talbot Road, South Shields	NE34 0RG	Andrew Craig
Lot 2	63/65 Hampden Street, South Bank, Middlesbrough	TS6 6LH	Michael Poole
Lot 3	39 and 41 Vindomara Road, Ebchester, Co Durham	DH8 0PP	JW Wood Estate Agents
Lot 4	18 Samuel Street, Stockton	TS19 0BU	Michael Poole
Lot 5	East Ord Stores, East Ord, Berwick	TD15 2NS	Rook Matthews Sayer
Lot 6	45 Shephard Terrace, Castletown, Sunderland	SR5 3BW	Andrew Craig/Kimmitt & Roberts
Lot 7	11 Sea Crest Road, Ashington	NE64 6BW	Rook Matthews Sayer
Lot 8	5 Roseberry View, Thornaby, Stockton	TS17 7HP	Michael Poole
Lot 9	75 Bodmin Square, Sunderland	SR5 4HX	Andrew Craig/Kimmitt & Roberts
Lot 10	7 Blenheim Terrace, Redcar, Cleveland	TS10 1QP	Michael Poole
Lot 11	66a Stanhope Road, South Shields	NE33 4BS	Andrew Craig
Lot 12	40 Finsbury Street, Monkwearmouth, Fulwell	SR5 1HL	Andrew Craig
Lot 13	17 Individual lodge plots, Otterburn Hall Estate, Otterburn	NE19 1HE	Rook Matthews Sayer
Lot 14	35 Edward Burdis Street, Sunderland	SR5 2RU	Andrew Craig/Kimmitt & Roberts
Lot 15	12 Northumberland Court, Blyth	NE24 1LD	Rook Matthews Sayer
Lot 16	79 Anderson Street, South Shields	NE33 2RJ	Andrew Craig
Lot 17	Oakwood Care Home, South Crescent, Fencehouses	DH4 6AE	Rook Matthews Sayer
Lot 18	Thistledene, 21 Micklewood Close, Morpeth	NE61 3KP	Rook Matthews Sayer
Lot 19	138 Coatham Road, Redcar	TS10 1RZ	Michael Poole
Lot 20	4 Jubilee Terrace, Seaton Burn, Newcastle	NE13 6EL	Andrew Craig/Rook Matthews Sayer
Lot 21	34 Phalp Street, South Hetton, Durham	DH6 2ST	Andrew Craig/Kimmitt & Roberts
Lot 22	22 South View Terrace, Houghton	DH4 5NP	Andrew Craig/Kimmitt & Roberts
Lot 23	58 The Crescent, Chester Le Street	DH2 2DY	JW Wood Estate Agents/Andrew Craig
Lot 24	17 Lakeland Drive, Peterlee	SR8 5NF	Andrew Craig/Kimmitt & Roberts
Lot 25	27 Corder Road, West Lane, Middlesbrough	TS5 4AS	Michael Poole
Lot 26	13 Co operative Crescent, Gateshead	NE10 9SQ	Andrew Craig
Lot 27	579/581 Westgate Road, Newcastle	NE4 9PR	Andrew Craig/Rook Matthews Sayer
Lot 28	8 Manilla Street, Hendon, Sunderland	SR2 8RS	Andrew Craig
Lot 29	158 Waterloo Walk, Washington	NE37 3EL	Andrew Craig
Lot 30	21 Woods Terrace, Murton, Seaham	SR7 9AG	Kimmitt & Roberts
Lot 31	24 Broomlea Road, Killingworth	NE12 6YJ	Rook Matthews Sayer
Lot 32	Flat 11, Hawthorne Close, Newcastle	NE15 6AG	Rook Matthews Sayer
Lot 33	77 Fullerton Place, Low Fell, Gateshead	NE9 5LP	Andrew Craig
Lot 34	6-10 Newmarket, Consett, Co Durham	DH8 5LQ	Rook Matthews Sayer
Lot 35	8 Warwick Hall Walk, Cochrane Park, Newcastle	NE7 7SD	Rook Matthews Sayer
Lot 36	42a Front Street, Pelton, Chester Le Street	DH2 1DE	JW Wood Estate Agents/Andrew Craig
Lot 37	10 Byron Place, Guidepost, Northumberland	NE62 5DF	Rook Matthews Sayer
Lot 38	13 Ascot Street, Easington Colliery, Peterlee	SR8 3RU	Kimmitt & Roberts
Lot 39	102/104 Thompson Road, Sunderland	SR5 2JW	Andrew Craig
Lot 40	4 Roberts Square, West Cornforth, Co Durham	DL17 9JR	JW Wood Estate Agents
Lot 41	49 Ewehill Terrace, Fencehouses, Houghton Le Spring	DH4 6JX	Kimmitt & Roberts
Lot 42	57 Fifth Street, Horden, Peterlee	SR8 4LA	Kimmitt & Roberts
Lot 43	49 Noble Street, Hendon, Sunderland	SR2 8LU	Andrew Craig
Lot 44	35 Eden Terrace, Lynemouth, Ashington	NE61 5TU	Rook Matthews Sayer
Lot 45	9 The Crescent, Cleadon	SR6 7QZ	Andrew Craig
Lot 46	The Former Kensington Hotel, Willington, Co Durham	DL15 0PJ	Rook Matthews Sayer
Lot 47	9 South View Bungalows, High Spen	NE39 2AT	JW Wood Estate Agents



## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 48	88 Axwell Terrace, Swalwell	NE16 3JS	Andrew Craig
Lot 49	85 Belmont Avenue, Billingham	TS22 5HG	Michael Poole
<b>OPTION 2</b>			
Lot 50	214 Brunton Walk, Kingston Park, Newcastle	NE3 2TJ	Rook Matthews Sayer
Lot 51	108 Marske Lane, Bishopgarth, Stockton	TS19 8UH	Michael Poole
Lot 52	6 Urfa Terrace, South Shields	NE33 2ES	Andrew Craig
Lot 53	18 Neale Street, Anfield Plain, Stanley	DH9 7SU	JW Wood Estate Agents
Lot 54	4 Lawrence Avenue, South Shields	NE34 8LY	Andrew Craig
Lot 55	1 Fencer Court, Gosforth, Newcastle	NE3 2DP	Rook Matthews Sayer
Lot 56	16 Chipchase Mews, Great Park, Gosforth	NE3 5RH	Rook Matthews Sayer
Lot 57	28 Rockcliffe, South Shields	NE33 3JH	Andrew Craig
Lot 58	36 Foundry Court, St Peters Basin, Newcastle	NE6 1UG	Andrew Craig
Lot 59	4 Cheviot Court, Seaham	SR7 0DA	Kimmit & Roberts
Lot 60	15 Crathie, Birtley Co Durham	DH3 1QJ	Andrew Craig
Lot 61	9 Tintern Road, North Skelton, Saltburn By The Sea	TS12 2YN	Michael Poole
Lot 62	10a Victoria Square, Jesmond, Newcastle	NE2 4DE	Rook Matthews Sayer
Lot 63	10b Victoria Square, Jesmond, Newcastle	NE2 4DE	Rook Matthews Sayer
Lot 64	7 Killingworth Road, Forest Hall	NE12 7BR	Rook Matthews Sayer
Lot 65	24 Westcott Road, South Shields	NE34 0QY	Andrew Craig
Lot 66	11 Whitebridge Close, Gosforth	NE3 2DN	Andrew Craig
Lot 67	25 Clifton Road, Fulwell, Sunderland	SR6 9DN	Andrew Craig
Lot 68	8 Harrogate Crescent, Linthorpe, Middlesbrough	TS5 6PS	Michael Poole
Lot 69	7 Meadowfield Park, Ponteland	NE20 9XF	
Lot 70	41 North Road East, Wingate, Co Durham	TS28 5AU	Kimmit & Roberts
Lot 71	38 Upper Howick Street, Alnwick , Northumberland	NE66 1UZ	Rook Matthews Sayer
Lot 72	21 Grove Road, North Ormesby, Middlesbrough	TS3 6EH	Michael Poole
Lot 73	41 Holyrood Close, Thornaby, Stockton	TS17 7JX	Michael Poole
Lot 74	48 Frank Avenue, Seaham	SR7 8LT	Kimmit & Roberts
Lot 75	9 Horton Park, Blyth, Northumberland	NE24 4JD	Rook Matthews Sayer
Lot 76	27 The Grove, Dinningside, Belford, Northumberland	NE70 7NP	Rook Matthews Sayer
Lot 77	6 The Paddock, Witton Le Wear, Co Durham	DL14 0GA	JW Wood Estate Agents
Lot 78	35 Saltwells Road, Longlands, Middlesbrough	TS4 2EB	Michael Poole
Lot 79	16 Hewley Street, Normanby	TS6 0RD	Michael Poole
Lot 80	9 Rectory Park, Morpeth	NE61 2SZ	Rook Matthews Sayer
Lot 81	10 Henry Street, Gosforth, Newcastle	NE3 1DQ	Andrew Craig
Lot 82	15 Bevan Drive Longbenton	NE12 8WD	Rook Matthews Sayer
Lot 83	3 Croft Place, Alnwick, Northumberland	NE66 1UF	Rook Matthews Sayer
Lot 84	1 Hazel Court, Haswell, Durham	DH6 2DE	Kimmit & Roberts
Lot 85	68 Bayfield, West Allotment, Whitley Bay	NE27 0FE	Rook Matthews Sayer
Lot 86	42 Strait Lane, Stainton, Middlesbrough	TS8 9BB	Michael Poole
Lot 87	10 Wetherby Close, Ashington	NE63 8NJ	Rook Matthews Sayer
Lot 88	3 Hadstone Place, Fenham, Newcastle	NE5 3JX	Rook Matthews Sayer
Lot 89	28 Western Avenue, Fenham	NE4 8SP	Rook Matthews Sayer
Lot 90	Kenmuir, Birtley, Co Durham	DH3 1PR	Andrew Craig
Lot 91	28 The Grove, Dinningside, Belford, Northumberland	NE70 7NP	Rook Matthews Sayer
Lot 92	83 Thompson Road, Southwick, Sunderland	SR5 2JJ	Andrew Craig
Lot 93	2 Newminister Terrace, Morpeth	NE61 1DB	Rook Matthews Sayer



## Order Of Sale

Lot No	Address	Post Code	Partner Agent
Lot 94	20 Abbotsford Close, Ingleby Barwick	TS17 5GF	Michael Poole
Lot 95	2 Homestall Close, South Shields	NE34 0YE	Andrew Craig
Lot 96	27 Hauxley Drive, Red House Farm, Gosforth	NE3 2SR	Rook Matthews Sayer
Lot 97	34 Knaresbrough Avenue, Marton, Coulby Newham	TS7 8LN	Michael Poole
Lot 98	3 Church Lane, Thropton, Northumberland	NE65 7HZ	Rook Matthews Sayer
Lot 99	38 Keats Walk, South Shields	NE34 9NB	Andrew Craig
Lot 100	14 Westfield, Gosforth, Newcastle	NE3 4YB	Andrew Craig
Lot 101	6 Urpeth Terrace, High Handenhold, Chester Le Street	DH2 1QD	JW Wood Estate Agents
Lot 102	32 Dene Garth, Ovingham, Northumberland	NE42 6AP	Rook Matthews Sayer/Yellow Estate Agency
Lot 103	10 Regency Apartments, Killingworth, Newcastle	NE12 6DL	Rook Matthews Sayer
Lot 104	3 Ringwood Road, Middlesbrough	TS3 9NN	Michael Poole
Lot 105	5 Gladewell Court, Choppington, Ashington	NE62 5YY	Rook Matthews Sayer
Lot 106	3 Chase Mews, Jarrow	NE32 3UF	Andrew Craig
Lot 107	171 Sycamore Street, Ashington	NE63 0HJ	Rook Matthews Sayer
Lot 108	45 Rowan Drive, Durham	DH1 5YE	JW Wood Estate Agents
Lot 109	34 Moreland Street, Sunderland	SR6 9QN	Andrew Craig
Lot 110	62 Marine Approach, South Shields	NE33 2TE	Andrew Craig
Lot 111	4 The Baltic, Witton Park, Bishop Auckland	DL14 0EP	JW Wood Estate Agents
Lot 112	65 Lobley Hill Road, Gateshead	NE8 4XB	Andrew Craig
Lot 113	28 Embassy Gardens, Denton Burn, Newcastle	NE15 7BB	Rook Matthews Sayer
Lot 114	13 Coleridge Place, Pelton	DH2 2PR	Andrew Craig
Lot 115	21 The Avenue, Felling, Gateshead	NE10 1JA	Andrew Craig
Lot 116	5 Marine Gardens, Whitley Bay	NE26 1EG	Rook Matthews Sayer
Lot 117	29 Carlisle House, Sunderland	SR3 3EB	Andrew Craig
Lot 118	213 Windsor Walk, Kingston Park	NE3 2TX	Rook Matthews Sayer
Lot 119	30 St Ives Road, Leadgate, Consett	DH8 7PZ	JW Wood Estate Agents
Lot 120	23 Doddington Court, South Gosforth, Newcastle	NE3 1TP	Rook Matthews Sayer
Lot 121	5 Long Bank, Birtley, Co Durham	DH3 1PX	Andrew Craig
Lot 122	The Cottage, Skelton Road, Brotton Saltburn by the Sea	TS12 2TJ	Michael Poole
Lot 123	15 Oakdale, Nedderton Village, Bedlington	NE22 6BE	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

163 Talbot Road, South Shields NE34 0RG

**Andrew Craig**



#### Description:

A two bed upper flat (advised originally 3 bedrooms, the space is now incorporated to make a spacious living / dining room) The property benefits from a good sized extension to the rear and to fully appreciate the size of the accommodation an internal viewing is strongly recommended. Property briefly comprises of entrance hall with stairs to first floor landing, two bedrooms, living / dining room, inner hallway, utility room, bathroom and a breakfasting kitchen. To the rear with access from internal rear stairwell is the garage.



EPC : band E

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £34,950+

### Lot No. 2

63/65 Hampden Street, South Bank, Middlesbrough TS6 6LH

**Michael Poole**



#### Description:

Formally Two House with Planning Granted to Separate (Further Details Available Upon Request)  
\* Can be Separated to One Three Bedroom & One Two Bedroom Property \* A lot Ground Work Already Undertaken \* Currently Stands as a Large Four Bedroom Property \* UPVC Double Glazing \* Gas Central Heating \* Two Fitted Kitchens \* Four First Floor Bedrooms \* Extensive 29ft plus First Floor Landing \* Ground Floor Bathroom (No 65)



EPC : band E

**Call:** Michael Poole 01642 285041

**Price Guide:** £34,950+

### Lot No. 3

39 and 41 Vindomara Road, Ebchester, Co Durham DH8 0PP

**WOOD**  
ESTATE AGENTS



#### Description:

An interesting property that was formerly a convenience store and butcher's shop with a connected terraced house, a cellar, a large garage and further outbuilding to the rear. The property has gas central heating and requires modernisation with the accommodation comprising: entrance porch, lobby, living room, dining room, kitchen with door through to shop with entrance lobby, four bedrooms, bathroom and separate W.C. To the rear there is a porch, a lean-to (once the 'mince house'), a separate building/store with old walk-in fridge, a cellar and a large garage through the rear yard which has a W.C. and further storage cupboard.



EPC Rating D

**Call:** J W Wood 01207 502109

**Price Guide:** £90,000+

**Lot No. 4**
**18 Samuel Street, Stockton TS19 0BU**

**Description:**

An investment opportunity to purchase this two bed mid terrace house which is offered for sale with vacant possession. The property benefits include double glazed windows, gas central heating and briefly comprises of entrance hall, living room, dining room, kitchen, rear lobby and a bathroom -wc to the ground floor. There are two bedrooms to the first floor and a yard to the rear.



EPC Band E

**Call:** Michael Poole 01642 355000

**Price Guide:** £32,500+

**Lot No. 5**
**East Ord Stores, East Ord, Berwick TD15 2NS**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

East Ord Stores is a Freehold Licenced Convenience Store, general dealers and off licence selling a wide range of goods including alcohol, tobacco, confectionary, general goods plus much more. They also offer National Lottery scratch cards, plus have a UPS franchise, and dry cleaning service. The property is a single storey detached building with pitched slate roof. The floor area measures 70.57 sq. m. (759.61 sq. ft.) which consists of open plan sales area, store, kitchen and w/c. Towards the rear of the property is the former Post Office counter that could be removed increasing retail space. Previously Marketed for £155,000  
EPC Band C

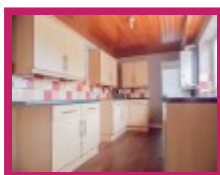
**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** Was £155,000 Now £65,000+

**Lot No. 6**
**45 Shephard Terrace, Castletown, Sunderland SR5 3BW**
**Andrew Craig**
**kimmitt & roberts**

**Description:**

SHEPPARD TERRACE, CASTLETOWN - A three bedroom mid terraced dormer cottage situated close to local amenities including Morrisons, Sainsbury's and road links to Wessington Way and A19. Internally comprising of an entrance hallway, lounge, dining room, kitchen and ground floor bathroom along with three first floor bedrooms. Externally there is a small front town garden and a rear yard with gated access to the back lane. Warmed by gas central heating and double glazing. Call now to arrange a viewing.



EPC : band E

The auction administration fee on this lot is £1500+vat.

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £40,000+

**Lot No. 7**
**11 Sea Crest Road, Ashington NE64 6BW**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

**\*\*THREE BEDROOMED END TERRACED - NO UPPER CHAIN - GARDENS\*\*** Attention investors and first time buyers! This three bedroomed family home is located in the newly regenerated Newbiggin by the sea and is a popular area for all. With double glazing and gas central heating the property comprises: Entrance hall, lounge diner, kitchen, three bedrooms and a family bathroom. Externally there is a rear enclosed large garden and lawned garden to the front.



EPC Band E

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £34,950+



**Lot No. 8**
**5 Roseberry View, Thornaby, Stockton TS17 7HP**
**Michael Poole**

**Description:**

Two Bedroom Mid-Terraced Property -Great Investment Opportunity -Early Viewing Recommended to Avoid Disappointment -In Need Of Refurbishment- Mostly Double GlazedNo Onward Chain  
EPC Rating E

**Call:** Michael Poole 01642 355000

**Price Guide:** £29,950+

**Lot No. 9**
**75 Bodmin Square, Sunderland SR5 4HX**
**Andrew Craig**
**kimmitt & roberts**

**Description:**

BODMIN SQUARE, TOWN END FARM - An ideal starter home located in this popular area of Sunderland. Ideally located for transport routes via A19 and local amenities. Internally comprising of lounge, kitchen and utility room to the ground floor along with two bedrooms and a family bathroom to the first floor. Warmed by gas central heating and double glazing. Externally the home provides a front driveway for off road parking and garden area and to the rear has a patio area along with a lawn. Must be viewed to appreciate.

EPC : E

The auction administration fee on this lot is £1500+vat.


**Call:** Andrew Craig 0191 5160239

**Price Guide:** £55,000+

**Lot No. 10**
**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/CAOf 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 & 1 One Bedroom Flats (Plans AvailableUpon Request)- Situated to the West of Redcar -UPVC Double Glazing & Gas Central Heating ThroughoutWould also Make a Superb Family Home

EPC : C

**Call:** Michael Poole 01642 285041

**Price Guide:** £159,950+

**Lot No. 11**
**66a Stanhope Road, South Shields NE33 4BS**
**Andrew Craig**

**Description:**

A ground floor unit for sale which we are advised was previously trading as a Sandwich Shop/Deli. The premises are in a prime residential area with a highly visible frontage within the vicinity of Chichester Metro.

EPC : F

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £20,000+

**Lot No. 12**
**40 Finsbury Street, Monkwearmouth, Fulwell SR5 1HL**
**Andrew Craig**

**Description:**

This one bedroom mid terraced house is situated within this popular area close to local amenities and transport links including shops, schools and transport links to the city centre, Seaburn and Roker seafront and Roker Marina making this ideal for the first time buyers, young couples and investors alike and should be viewed to avoid disappointment. Accommodation comprises entrance lobby, lounge/diner with living flame fire with feature surround and stairs to the first floor, fitted kitchen and shower room to the ground floor whilst to the first floor there is a master bedroom with fitted wardrobes. Other benefits include gas central heating and double glazing. Externally there is a rear yard providing off street parking.



EPC Rating E

**Call:** Andrew Craig 0191 5160239

**Price Guide:** Was £63,500 Now £44,950 +

**Lot No. 13**
**17 Individual lodge plots, Otterburn Hall Estate, Otterburn NE19 1HE**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

17 Individual lodge plots available at £3000+ each  
An exciting opportunity to purchase an off plan lodge site within the beautiful Otterburn Hall Estate. Located around 25 miles from Newcastle International Airport, close to the village of Otterburn, the surrounding area includes The Northumberland National Park with good access to Kielder Water, The Cheviots, The Scottish Borders and the Northumberland Coastline.  
The planning reference is 87/E/419, fourteen lodges have been constructed and a further 17 plots are now being offered for sale. The plots are to be offered for sale with a 999 year lease and ground rent of £2500 per year. (full details included within auction legal pack available to download at [www.agentspropertyauction.com](http://www.agentspropertyauction.com)) We are advised that there are currently no services on the plots. We recommend that all potential buyers make their own enquires and satisfy their own requirements regarding services, planning and all statutory matters.

**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** £3000+ per plot

**Lot No. 14**
**35 Edward Burdis Street, Sunderland SR5 2RU**
**Andrew Craig**
**kimmitt & roberts**

**Description:**

EDWARD BURDIS STREET, SOUTHWICK - A one bedroom ground found floor flat located in the heart of Southwick. Ideally situated for local amenities close by on The Green, Aldi, Thompson park and traffic routes to surrounding areas. Internally comprising of lounge, bedroom, kitchen and bathroom. Warmed by gas central heating and double glazing. Externally there is an enclosed rear yard. An excellent investment opportunity, call now to arrange a viewing.


The auction administration fee on this lot is £1500+vat.  
EPC : D

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £20,000+

**Lot No. 15**
**12 Northumberland Court, Blyth NE24 1LD**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

**\*\*TOWN CENTRE POSITION - MODERN TOP FLOOR APARTMENT - EXTREMELY WELL APPOINTED - TWO BEDROOMS - EPC: B\*\*** on Northumberland Court in Blyth. Briefly comprising: Communal entrance, staircase to top floor, entrance hall, spacious lounge with bay window, kitchen, two bedrooms and bathroom. Benefitting from gas central heating and double glazing - an ideal investment opportunity - viewings highly recommended.  
EPC Band B

**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £28,950+



**Lot No. 16**

79 Anderson Street, South Shields NE33 2RJ

**Andrew Craig**

**Description:**

SPACIOUS 3/4 BEDROOM UPPER MAISONETTE!! This versatile family home situated in this ideal central location in South Shields, ideally located just a short distance from South Shields Town Centre, Coastline with Bus and Metro links into other areas. Accommodation briefly comprises of: - Entrance into hallway, lounge, diner or bedroom four, kitchen, three bedrooms and family bathroom. Further benefits include gas central heating, spacious living space and viewing is highly recommended.



EPC Band D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £48,950+

**Lot No. 17**

Oakwood Care Home, South Crescent, Fencehouses DH4 6AE

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Currently a 19 Bedroom closed Care home with, 3 bathrooms, 3 W/C, kitchen, dining room, lounge, staff room, 2 offices and washroom. Externally there is a small garden to the rear. The property also benefits from having planning permission to turn the care home into 11 residential apartments. The plans outline five two bedroom flats and six one bedroom studios. Further information can be found at Durham County Council Planning Portal, Planning No. 2/12/00197/FUL.



EPC Band - D

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £210,000+

**Lot No. 18**

Thistledene, 21 Micklewood Close, Morpeth NE61 3KP

**ROOK  
MATTHEWS  
SAYER**

**Description:**

**\*\*EXCLUSIVE SECURTIY GATE AND CODE DEVELOPMENT THREE BEDROOMS LARGE DINING KITCHEN TWO PARKING BAYS REAR GARDEN\*\*** A most attractive, three bedroom home situated on the exclusive development Micklewood Park development within the grounds of Longhirst Hall. The accommodation is of excellent standard throughout and briefly comprises; entrance hall, cloakroom W.C, lounge, large kitchen diner, first floor landing, master bedroom with en suite, two further, well-proportioned bedrooms and bathroom/W.C. Externally there are two allocated parking space to the front of the property and an enclosed garden to the rear. Entry to the development is through the grounds of Longhirst Hall and is via secure gated entry.

EPC Band C

**Call:** Rook Matthews Sayer 01670 511711

**Price Guide:** £195,000+

**Lot No. 19**

138 Coatham Road, Redcar TS10 1RZ

**Michael Poole**

**Description:**

Available with Immediate Vacant Possession, Large Period Terrace Property, Three First Floor Bedrooms, Generous Lounge, Dining Room & 19ft plus Kitchen, UPVC Double Glazing & Gas Central Heating.



EPC :E

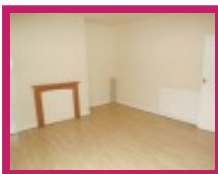
**Call:** Michael Poole 01642 285041

**Price Guide:** £54,950+

**Lot No. 20**
**4 Jubilee Terrace, Seaton Burn, Newcastle NE13 6EL**
**Andrew Craig**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

UPPER FLAT. This two bedroomed upper flat is situated on Jubilee Terrace, Seaton Burn and will suit both first time buyers and prospective landlords alike. With the benefit of double glazed window and gas central heating. Comprises:- Stairs to first floor, spacious lounge, two bedrooms, bathroom/w.c. and kitchen. Externally there is a yard to the front of the property. Available with no upper chain. Within easy striking distance of local road links both A1 and A19, local shops and Seaton Burn school. VIEWINGS ESSENTIAL.



EPC : D

The auction administration fee on this lot is £1500+vat.

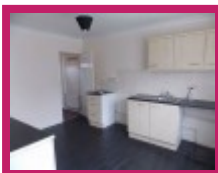
**Call:** AC 0191 2859024 RMS 0191 2847999

**Price Guide:** £45,000+

**Lot No. 21**
**34 Phalp Street, South Hetton, Durham DH6 2ST**
**kimmitt & roberts**
**Andrew Craig**

**Description:**

This mid terraced house is situated close to local amenities and would be an ideal investment opportunity. The property benefits from gas central heating and accommodation comprises entrance lobby, fitted kitchen, three piece bathroom and lounge to the ground floor whilst to the first floor there are three bedrooms. Externally there is a front garden with patio area and rear yard with detached garage. VIEWING RECOMMENDED !!!!!



The auction administration fee on this lot is £1500+vat.

EPC : D

**Call:** AC 0191 4921234 K&R 0191 5848080

**Price Guide:** £35,000+

**Lot No. 22**
**22 South View Terrace, Houghton DH4 5NP**
**Andrew Craig**
**kimmitt & roberts**

**Description:**

This extended mid terraced cottage is offered with gas central heating and double glazing. Accommodation comprises entrance hallway, bedroom, lounge, fitted kitchen and three piece bathroom. Externally there is a garden to the front and a yard to the rear. The property is situated close to local amenities including shops, and transport/road links to the surrounding areas making this ideal for the first time buyers and investors alike.



EPC : D

The auction administration fee on this lot is £1500+vat.

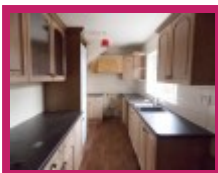
**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £35,000+

**Lot No. 23**
**58 The Crescent, Chester Le Street DH2 2DY**
**Andrew Craig**
**WOOD  
ESTATE AGENTS**

**Description:**

Ideal for investment and also for the first time buyer looking for a project. This semi detached house is in need of a little TLC and benefits include gas central heating and double glazing. Accommodation comprises entrance lobby, lounge, fitted kitchen, rear lobby and bathroom with three piece suite to the ground floor whilst to the first floor there are three bedrooms. Externally the property offers a corner plot comprising of front and side garden together with rear enclosed yard. Situated close to local amenities including shops, schools and transport links. This property must be viewed to appreciate the potential !!!!!



EPC : G

The auction administration fee on this lot is £1500+vat.

**Call:** AC 0191 4921234 JWW 0191 3887245

**Price Guide:** £45,000+



**Lot No. 24**

17 Lakeland Drive, Peterlee SR8 5NF

**Andrew Craig**
**kimmitt & roberts**

**Description:**

A two bedroom semi detached house offered for sale with vacant possession. The property benefits include double glazed windows to the majority of the house, gas central heating and a garden. The accommodation briefly comprises of entrance hall, kitchen, living/dining room, to the first floor there are two bedrooms and a bathroom/wc. Externally there is a lawned garden to the rear of the property.



The auction administration fee on this lot is £1500+vat.  
EPC : D

**Call:** AC 0191 5653377 K&R 0191 5183334

**Price Guide:** £39,950+

**Lot No. 25**

27 Corder Road, West Lane, Middlesbrough TS5 4AS

**Michael Poole**

**Description:**

Three Bedroom Terrace House, Modern Fitted Kitchen, Storage Heating, Two Reception Rooms, Garage to the Rear  
EPC : E

**Call:** Michael Poole 01642 254222

**Price Guide:** £49,950+

**Lot No. 26**

13 Co operative Crescent, Gateshead NE10 9SQ

**Andrew Craig**

**Description:**

CO-OPERATIVE CRESCENT - SPACIOUS 3 BED FIRST FLOOR FLAT - Offering versatile living space suited to a range of buyers. Positioned within this popular area of Gateshead close to local amenities, Schools, Hospital and transport links. Benefits include double glazed windows and gas central heating system. Externally there is a shared yard to rear. Briefly comprises of:- Entrance lobby, spacious lounge, kitchen, three bedrooms and boarded out loft space and shared rear yard. Viewing comes highly recommended to appreciate size and location. EPC Band F

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £60,000+

**Lot No. 27**

579/581 Westgate Road, Newcastle NE4 9PR

**Andrew Craig**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

WESTGATE ROAD - PAIR OF FLATS OFFERED WITH VACANT POSSESSION - BOTH 2 BEDROOMED. Located on Westgate Road, Newcastle, within easy reach of local amenities and access to City Centre. Available with no upper chain and in need of renovation. The Ground floor flat comprises:- Lounge, kitchen, bathroom, two bedrooms, gas central heating and double glazed windows. The upper flat comprises:- Stairs to first floor, lounge, kitchen, shower room and two bedrooms. This flat benefits from double glazed windows but has no central heating. There is a shared yard to the rear. VIEWING ESSENTIAL.



EPC : flat 57 - FFlat 58 - d

**Call:** AC 0191 2859024 RMS 0191 2744661

**Price Guide:** £140,000+



**Lot No. 28**
**8 Manilla Street, Hendon, Sunderland SR2 8RS**
**Andrew Craig**

**Description:**

MANILLA STREET - SPACIOUS MID TERRACED FAMILY HOME - OFFERED WITH NO CHAIN INVOLVED. Situated within easy access to most local amenities including Sunderland City Centre, shops, Schools and Parks. The spacious accommodation would benefit from a little TLC., however is priced accordingly and should be of interest to a range of buyers. Briefly comprises of:- Two reception rooms,, breakfasting kitchen, utility room, family bathroom and four bedrooms. Yard to rear. Viewing highly recommended.

EPC Band F

**Call:** Andrew Craig 0191 5653377

**Price Guide:** £70,000+

**Lot No. 29**
**158 Waterloo Walk, Washington NE37 3EL**
**Andrew Craig**

**Description:**

An investment opportunity to purchase this one bedroom apartment offered for sale with vacant possession and located within this residential area of Washington. The property briefly comprises of communal entrance hall, entrance door to flat with stairs down to lower level, bedroom with balcony, bathroom and open plan lounge/ kitchen with balcony. The property benefits include double glazed windows, gas central heating and a two balconies. Externally there are communal gardens. The vendor has advised that the LHA Rental Rates for this flat are approx £86per week (£4472 per annum )  
EPC :C

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £9,950+

**Lot No. 30**
**21 Woods Terrace, Murton, Seaham SR7 9AG**
**kimmitt & roberts**

**Description:**

DEVELOPMENT OPPORTUNITY Building with planning permission for five individual apartments. Planning Ref: DM/14/01402/FPA



EPC Band:- G

**Call:** Kimmitt & Roberts 0191 5813213

**Price Guide:** £69,950+

**Lot No. 31**
**24 Broomlea Road, Killingworth NE12 6YJ**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Offered with no onward chain is this two bedroom ground floor flat with views over Killingworth Lake and would ideally suit a cash buyer or a buy to let investor as the lease was 99 years from 1st Jan 1970. Comprising; entrance area, lounge, kitchen . From the lounge is the rear hall with a large walk in storage cupboard, door to bathroom/W.C and two bedrooms. Externally, the front is mainly paved with planted borders and to the rear a raised decked area with paved area, garden shed, water feature and side access to the front. The property benefits from gas central heating, UPVC double glazing and a single garage in a block.



EPC Band E

**Call:** Rook Matthews Sayer 0191 266 7788

**Price Guide:** £54,950+

**Lot No. 32**

Flat 11, Hawthorne Close, Newcastle NE15 6AG

**ROOK  
MATTHEWS  
SAYER**

**Description:**

A two bedroom top floor apartment ideal for a First Time Buy or Investment. The accommodation briefly comprises: entrance hallway, lounge, kitchen, bathroom w/c and two bedrooms. Externally there are communal gardens and allocated parking. Conveniently located close local shops and amenities including schools and public transport links. Benefits include gas central heating, double glazing and no onward chain.

EPC Band:- B

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £54,950+

**Lot No. 33**

77 Fullerton Place, Low Fell, Gateshead NE9 5LP

**Andrew Craig**

**Description:**

Two bedroom ground floor flat pleasantly positioned within this popular residential area. Requiring updating throughout but is ideal for investors, builders and DIY enthusiasts looking for a project. Briefly comprising: hall, lounge, kitchen, two bedrooms and bathroom. Yard to the rear. Viewing comes recommended to appreciate the full potential.

EPC Band:- To Follow

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £49,950+

**Lot No. 34**

6-10 Newmarket, Consett, Co Durham DH8 5LQ

**ROOK  
MATTHEWS  
SAYER**

**Description:**

The building forms part of a long line of terraced properties and dates back to the 1890s. It consists of two storeys and a tiled pitched roof, it has a prominent frontage along Newmarket Street. The first floor retains much of the original stone work whilst the ground floor has a modern painted shop frontage. The ground floor is a bar/nightclub that trades under the name of Stepsh, with the first floor currently vacant but having previously trading as a restaurant.

The total floor area for the ground and first floor is 10,842 sq. ft. (1,007.3 sq. m.) plus an additional cellar area. Rental Income Ground Floor The current tenant is paying £16,000 per annum and has a 3 year lease that commenced April 2012 (The tenant has indicated they are willing to walk away from the least should a purchaser wish so)

First Floor This is currently vacant.

EPC Band:- F

**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £149,950+

**Lot No. 35**

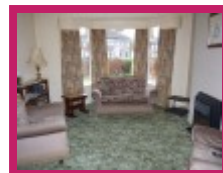
8 Warwick Hall Walk, Cochrane Park, Newcastle NE7 7SD

**ROOK  
MATTHEWS  
SAYER**

**Description:**

AVAILABLE WITH NO ONWARD CHAIN THIS 3 BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE COCHRANE PARK ESTATE. Occupying a corner plot, on this sought after street, the property offers ideal family living accommodation. Briefly comprising entrance porch, entrance hall, lounge, dining room and kitchen. To the first floor there are 3 bedrooms and a family bathroom/WC. Additional benefits include gas central heating and double glazing. Externally there are gardens to the front, side and rear, a driveway and a detached garage.

EPC band D


**Call:** Rook Matthews Sayer 0191 2761283

**Price Guide:** £134,950+



**Lot No. 36**

42a Front Street, Pelton, Chester Le Street DH2 1DE

**Andrew Craig**
**WOOD**  
ESTATE AGENTS

**Description:**

A three bedroom self contained upper flat situated on Front Street, Pelton. The property benefits from gas central heating, double glazing and the accommodation briefly comprises entrance lobby, hall, kitchen, bathroom/wc, living room, three bedrooms. EPC Rating: D


**Call:** AC 0191 4921234 JWW 0191 3887245

**Price Guide:** £19,950+

**Lot No. 37**

10 Byron Place, Guidepost, Northumberland NE62 5DF

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Viewing is highly recommended on this well presented two bedroom first floor maisonette. This ready to move into property briefly comprises of an external staircase leading to the flats entrance hall, modern kitchen, living/dining room, stairs to the first floor with two bedrooms and a re fitted shower room/wc.



EPC Band C

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £44,950+

**Lot No. 38**

13 Ascot Street, Easington Colliery, Peterlee SR8 3RU

**kimmitt & roberts**

**Description:**

What a fantastic opportunity to purchase this immaculate and much improved three bedroomed mid terraced home which has been greatly improved by its current owner and comes highly recommended. Boasting gas central heating system, double glazing, refitted stylish kitchen and bathroom/w.c and modern neutral decor throughout. To the rear elevation is off street parking

EPC Rating D

**Call:** Kimmit & Roberts 0191 518 3334

**Price Guide:** £25,000 - £35,000

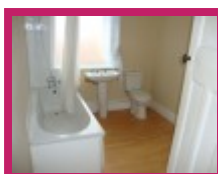
**Lot No. 39**

102/104 Thompson Road, Sunderland SR5 2JW

**Andrew Craig**

**Description:**

An investment opportunity to purchase a pair of flats which are offered for sale with vacant possession. Both properties benefit from double glazed window and gas central heating. 102 Thompson Road briefly comprises of hall with stairs to leading to the first floor, two bedrooms, kitchen, living room, utility room, bathroom/wc. 104 Thompson Road comprises hall leading to bedroom, bathroom, living room, kitchen and a yard to rear. Externally there is a yard to the rear.



EPC Ratings : C

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £64,950+



**Lot No. 40**
**4 Roberts Square, West Cornforth, Co Durham DL17 9JR**
**WOOD**  
ESTATE AGENTS

**Description:**
**GUIDE PRICE** £15,000 - £25,000

A two bedroom mid terrace house situated on Roberts Square West Cornforth.

The property is available for sale with vacant possession and benefits from gas central heating and double glazing. Call now to view.

**EPC :** band D

**Call:** J W Wood 0191 3869921

**Price Guide:** £15,000 - £25,000

**Lot No. 41**
**49 Ewehill Terrace, Fencehouses, Houghton Le Spring DH4 6JX**
**kimmitt & roberts**

**Description:**

**NO UPWARD CHAIN!** We offer for sale this three bedroom end terraced house which will appeal to a range of buyers. Priced to allow for some updating, we are sure this property offers investment opportunities for developers and first time buyers. Conveniently situated in the Fencehouses area within easy reach of road networks, the property briefly comprises - Entrance Lobby and Entrance hall, Lounge, Dining kitchen with a range of units, Bathroom, and three bedrooms. Rear yard with garden area and brick store. An ideal development opportunity/starter home.

**EPC Band F**
**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** £45,000+

**Lot No. 42**
**57 Fifth Street, Horden, Peterlee SR8 4LA**
**kimmitt & roberts**

**Description:**

An ideal opportunity for local investor to purchase this improved two bedroomed mid terraced home which comes with gas central heating system, double glazing and comprises of entrance vestibule, lounge, kitchen/diner, two bedrooms and first floor bathroom/w.c. To the exterior is an enclosed rear yard.


**EPC Band C**
**Call:** Kimmit & Roberts 0191 518 3334

**Price Guide:** £25,000- £35,000

**Lot No. 43**
**49 Noble Street, Hendon, Sunderland SR2 8LU**
**Andrew Craig**

**Description:**

This double fronted mid terraced cottage located within easy access to local amenities including shops, schools, transport links and offers accommodation all on one level. Accommodation comprises entrance hallway, three bedrooms, lounge, fitted kitchen and bathroom with three piece suite. Other benefits include gas central heating and double glazing. Externally there is a paved rear yard. This would be ideal for the first time buyers, families and investors alike and should be viewed to appreciate !!!!!!!!!


**EPC Band E**
**Call:** Andrew Craig 0191 5653377

**Price Guide:** £35,000+

**Lot No. 44**
**35 Eden Terrace, Lynemouth, Ashington NE61 5TU**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

The accommodation briefly comprises of entrance lobby, entrance hall, living room, kitchen and bathroom to the ground floor. There are two bedrooms to the first floor, Externally there is a yard to the rear and a lawned garden to the front  
EPC band : To Follow


**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £28,500+

**Lot No. 45**
**9 The Crescent, Cleadon SR6 7QZ**
**Andrew Craig**

**Description:**

Situated in this well regarded street in Cleadon we offer to auction this semi detached property which offers a fantastic investment opportunity for anyone wishing to maximise upon the properties full potential. Requiring works of modernisation and refurbishment to bring to a present day standard and briefly comprising of:- Two reception rooms, kitchen three bedrooms and bathroom. The property offers scope to extend and has good size gardens to side and rear.



EPC : band to follow

**Call:** Andrew Craig 0191 5190011

**Price Guide:** £199,950+

**Lot No. 46**
**The Former Kensington Hotel, Willington, Co Durham DL15 0PJ**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

The site is located a short distance to the west of Willington High Street and is situated in a mixed residential and retail area. Willington is situated approx. 3 miles north of Bishop Auckland.  
Description Previously the Kensington Hall Hotel, the site is situated at the end of Kensington Terrace and overlooks open fields to the north. The ground is a combination of tarmac and unmade ground.  
Titles The site is split into three titles: DU296519 / DU154222 / DU211016  
Site Area Approximately 0.37 hectares (0.93 acres).  
EPC Band:- N/A

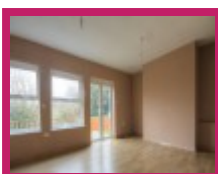
**Call:** Rook Matthews Sayer 0191 2120000

**Price Guide:** £64,950+

**Lot No. 47**
**9 South View Bungalows, High Spen NE39 2AT**
**WOOD  
ESTATE AGENTS**

**Description:**

Available with immediate vacant possession, a 3 bedroom mid terraced bungalow, which has the benefit of uPVC double glazing and gas central heating with combination boiler. The property requires some cosmetic improvements and the accommodation includes: kitchen, bathroom, large lounge, 3 bedrooms, garden with decked patio and a yard.



EPC Band D

**Call:** J W Wood 01207 235221

**Price Guide:** £75,000+

**Lot No. 48**
**88 Axwell Terrace, Swalwell NE16 3JS**
**Andrew Craig**

**Description:**

An opportunity to purchase this two bed upper flat offered for sale with vacant possession located in this residential area and fronted onto a pedestrian walkway. The property itself benefits from double glazed windows, gas central heating and will appeal to the buy to let investor. Property briefly comprises of entrance hall with stairs to first floor, kitchen, two bedrooms, living room, utility room and a bathroom- wc.

THERE IS A FULL LEGAL PACK AVAILABLE AND WE RECOMMEND ALL POTENTIAL BIDDERS READ THIS PRIOR TO BIDDING



EPC Band C

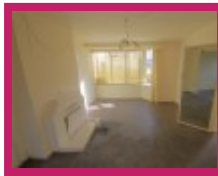
**Call:** Andrew Craig 0191 4889090

**Price Guide:** Guide price £40,000- £47,500

**Lot No. 49**
**85 Belmont Avenue, Billingham TS22 5HG**
**Michael Poole**

**Description:**

Invertors Attention! \* Do Not Miss Out! \* Book Your Viewing Today! \* Two Receptions \* Three Bedrooms \* Full Modernisation Required \* Detached Garage & Outhouses \* No Onward Chain  
EPC : G



**Call:** Michael Poole 01642 955140

**Price Guide:** £49,950+



## Option 2

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.

### Lot No. 50

214 Brunton Walk, Kingston Park, Newcastle NE3 2TJ

**ROOK  
MATTHEWS  
SAYER**



#### Description:

Appealing to a variety of buyers including first time buyer and the buy to let investor is this three bedroom mid link house situated within this popular residential area. The property is currently let but will be have vacant possession upon completion. The property benefits from double glazing, gas central heating and a garden. The accommodation briefly comprises of entrance hall, lounge through dining area, kitchen, to the first floor there are three bedrooms and a family bathroom-wc. Externally there is an enclosed garden to the rear.



EPC : Band C

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £99,950+

### Lot No. 51

108 Marske Lane, Bishopgarth, Stockton TS19 8UH

**Michael Poole**



#### Description:

Two Bedroom Detached Bungalow \* Larger Than Average Garage (20'4 X 13'6) \* Large Driveway & Rear Garden \* Set Within This Popular Residential Area \* Spacious Lounge with Electric Fire in Surround \* Kitchen with Built-In Oven & Hob & Integrated Fridge/Freezer \* Bathroom with Coloured Suite \* Gas Central Heating System \* Double Glazing \* Two Bedrooms with Master Having Fitted Robes \* No Onward Chain



EPC : D

**Call:** Michael Poole 01642 355000

**Price Guide:** WAS £135,000 NOW £99,950+

### Lot No. 52

6 Urfa Terrace, South Shields NE33 2ES

**Andrew Craig**



#### Description:

Situated in this beautiful coastal location of Lawe Top area being just a short distance away from the Sea Front. This character mid terraced home enjoys accommodation set over three floors. Briefly comprises:- Entrance hallway, Lounge, Dining room, kitchen, pantry and utility room. Bedroom accommodation is on the first and second floors, with the front top floor bedroom enjoying a sea views. Family bathroom with separate w.c. Externally there is a yard to the rear providing off street parking. The property retains many original features of a bygone era and has the benefit of partial double glazing.



EPC band F

**Call:** Andrew Craig 0191 4271722

**Price Guide:** WAS £225,000 NOW £159,950+

**Lot No. 53**
**18 Neale Street, Anfield Plain, Stanley DH9 7SU**

**Description:**

A two bedroom terraced house sold with tenancy. The property produces an annual income of £4152, has the benefit of uPVC double glazing and gas central heating with combination boiler. The accommodation includes: Lobby, lounge, kitchen, w.c. and utility room. Two first floor bedrooms, a bathroom, a small garden and a yard.

EPC : C

**Call:** J W Wood 01207 235221

**Price Guide:** £35,000+

**Lot No. 54**
**4 Lawrence Avenue, South Shields NE34 8LY**
**Andrew Craig**

**Description:**

A two bedroom house situated on Lawrence Avenue in this popular residential area of South Shields. The accommodation briefly comprises entrance porch, entrance hall, living room, dining area, kitchen, first floor are two bedrooms, bathroom and separate wc. Externally there is a lawned garden to the rear of the property and a garden and off street parking to the front.



EPC band to follow

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £55,000+

**Lot No. 55**
**1 Fencer Court, Gosforth, Newcastle NE3 2DP**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

We are pleased to offer to the market this modern three bedroom detached bungalow situated in this popular residential development. The accommodation briefly comprises; entrance hall, lounge, dining room, conservatory, kitchen, three bedrooms, bathroom and a separate cloaks w.c. Externally there are gardens to the front, side and rear and a detached double garage. Internal viewing comes strongly recommended to appreciate the standard of accommodation on offer.

EPC : D

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £299,950+

**Lot No. 56**
**16 Chipchase Mews, Great Park, Gosforth NE3 5RH**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Modern four bedroom detached property situated in this popular residential area within close proximity to local shops, amenities and transport links. Briefly comprising; entrance hall, w.c, lounge, study, dining room, kitchen, utility, four bedrooms, en suite to master and a bathroom/w.c. Externally there is a landscaped garden to the rear and a garage situated in a separate block.

EPC Band - C

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £235,000+



**Lot No. 57**
**28 Rockcliffe, South Shields NE33 3JH**
**Andrew Craig**

**Description:**

A two bedroom top floor (3rd floor) apartment situated in this popular and sought after development in South Shields offering views over the roof tops to the sea. The property benefits include double glazing, gas central heating, en-suite facilities to master bedroom, security entry phone, integral single garage and communal gardens.

The property briefly comprises of entrance hall with stairs and a lift to the top floor, entrance hall to the apartment, living room, kitchen, two bedrooms ( master with en-suite) and a family bathroom/wc.



EPC Band C

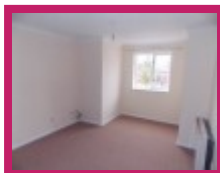
**Call:** Andrew Craig 0191 4271722

**Price Guide:** £139,950+

**Lot No. 58**
**36 Foundry Court, St Peters Basin, Newcastle NE6 1UG**
**Andrew Craig**

**Description:**

This modern apartment is situated on the first floor of Foundry Court, St Peter's Basin and should suit a wide range of prospective buyers including landlords, first time buyers and those looking to live within easy striking distance of Newcastle City Centre/Quayside. Well presented throughout and available with vacant possession. Briefly comprises of Communal entrance with stairs to all floors, hallway, spacious lounge, well fitted kitchen, two double bedrooms, bathroom/w.c. Electric storage heating.



EPC: D

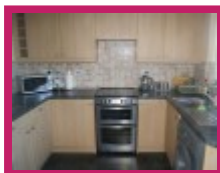
**Call:** Andrew Craig 0191 2859024

**Price Guide:** £74,950+

**Lot No. 59**
**4 Cheviot Court, Seaham SR7 0DA**
**kimmitt & roberts**

**Description:**

Tucked away in a secluded corner of this respected estate, this impressive modern semi provides superb family accommodation. A consistently popular house type, noted for its generous bedroom accommodation, it is beautifully presented throughout. Its boasts combi gas C/H UPVC double glazing, stylish kitchen, etc. Centrally located for access to local schools, bus services, town centre, sea front etc, early inspection is encouraged.



EPC Band C

**Call:** Kimmitt & Roberts 0191 5813213

**Price Guide:** Was £145,000 Now £109,950+

**Lot No. 60**
**15 Crathie, Birtley Co Durham DH3 1QJ**
**Andrew Craig**

**Description:**

A well maintained three bedroom end link is situated in the sought after area of Birtley close to major road links and local amenities. Comprises entrance hallway, lounge with living flame fire and feature surround, dining room with patio doors leading to conservatory which overlooks the rear enclosed garden and fitted kitchen to the ground floor. To the first floor there are three bedrooms (one with fitted wardrobes and shelving) and a three piece family bathroom. Other benefits include gas central heating and double glazing. Externally there is an open plan front garden laid to lawn. Rear garden enclosed and currently paved with timber shed.



EPC : C

**Call:** Andrew Craig 0191 4921234

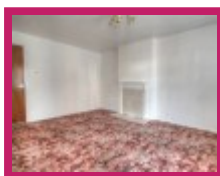
**Price Guide:** £90,000+



**Lot No. 61**
**9 Tintern Road, North Skelton, Saltburn By The Sea TS12 2YN**

**Description:**

Available With Immediate Vacant Possession- Two Bedroom Semi-Detached Bungalow- Cul-De-Sac Location- Front & Rear Gardens -Generous Side DriveDetached Brick Built Garage- UPVC Double Glazing0- Gas Central Heating- In Need of Some Updating



EPC : E

**Call:** Michael Poole 01642 285041

**Price Guide:** £74,950+

**Lot No. 62**
**10a Victoria Square, Jesmond, Newcastle NE2 4DE**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A top floor one bedroom apartment, situated on Victoria Square close to Northumbria University, Newcastle City Centre and the Royal Victoria Infirmary.

The property offers a light and airy accommodation to both the dining kitchen and the living room. The accommodation briefly comprises of communal entrance hall with stairs leading to the top floor, entrance hall to flat with doors off to dining kitchen, shower room-wc, living room and kitchen. Externally there is Permit parking available to the front of the property.

EPC Band D

**Call:** Rook Matthews Sayer 0191 2816700

**Price Guide:** £105,000+

**Lot No. 63**
**10b Victoria Square, Jesmond, Newcastle NE2 4DE**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A rare opportunity to purchase this two bedroom third floor apartment situated on Victoria Square close to Northumbria University, Newcastle City Centre and the Royal Victoria Infirmary. The property can be bought as an up and running buy to let which is currently producing an income of £700pcm or can be offered with vacant possession on completion.

The accommodation benefits from gas central heating and briefly comprises of communal entrance hall with stairs to the 2nd floor, entrance lobby to the flat, entrance hall, living room, bathroom, kitchen and two bedrooms. Externally there is Permit parking available to the front of the property.

EPC : E

**Call:** Rook Matthews Sayer 0191 2816700

**Price Guide:** £139,950+

**Lot No. 64**
**7 Killingworth Road, Forest Hall NE12 7BR**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Requiring full refurbishment is this two bedroom double fronted stone cottage situated close to Forest Hall Village. Comprising entrance hall, lounge, kitchen with a range of wall and base units, wetroom/W.C, dining room and two bedrooms to the front. Externally there is driveway parking leading to the larger than average rear garden which is mainly laid to lawn. The property benefits from partial gas central heating and UPVC double glazing.



EPC Band E

**Call:** Rook Matthews Sayer 0191 266 7788

**Price Guide:** £110,000 - £120,000

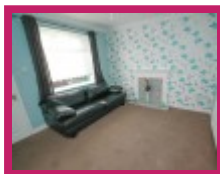
**Lot No. 65**

24 Westcott Road, South Shields NE34 0QY

**Andrew Craig**

**Description:**

WESTCOTT ROAD, SOUTH SHIELDS...two bedroom mid terraced property situated within close proximity to local amenities, shops, popular schools as well as South Shields District Hospital and public transport links. Benefiting from a driveway to the front and paved area to the rear this property briefly comprises of: - Entrance into hallway, lounge, kitchen, two bedrooms and bathroom. The property benefits from gas central heating and double glazing, viewing is highly recommended.



EPC : D

**Call:** Andrew Craig 0191 4271722

**Price Guide:** £59,950+

**Lot No. 66**

11 Whitebridge Close, Gosforth NE3 2DN

**Andrew Craig**

**Description:**

A must to see is this five bedroomed detached family home located on Whitebridge Close situated on this well designed Estate and popular due to its close proximity to local amenities. The spacious accommodation is offered over two floors. Comprises;- Entrance lobby, ground floor wc, study, well appointed kitchen, spacious lounge leading to conservatory, five first floor bedrooms (master en-suite), family bathroom and wc with four piece suite. Externally there is a driveway to front leading to a single garage and a well tended front garden. The rear garden is quite private and of good size with lawn and patio.



EPC Band:- E

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £375,000+

**Lot No. 67**

25 Clifton Road, Fulwell, Sunderland SR6 9DN

**Andrew Craig**

**Description:**

Rare to the market with no chain involved we offer this larger than average four bedroom Dutch style bungalow. Located in one of Fulwells most sought after areas and being close to the amenities of Sea Road, Seaburn Metro, Roker Park, Morrisons and the beach along with good traffic routes to the City Centre and South Shields. Internally comprising of an entrance hallway, ground floor bathroom, master bedroom, open plan lounge and dining room, breakfasting kitchen, conservatory, three first floor bedrooms and a shower room. Benefitting from upvc double glazing and gas central heating. Externally there is a driveway, garage and gardens.



EPC Band D

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £199,950+

**Lot No. 68**

8 Harrogate Crescent, Linthorpe, Middlesbrough TS5 6PS

**Michael Poole**

**Description:**

Extended Three Bed Semi - Ground Floor Bathroom & First Floor Shower Room -Spacious Kitchen/ Diner/ Sitting Room to the Rear -Attractive Gardens- UPVC Double GlazingCombination Gas Central Heating System- No Chain



EPC Band E

**Call:** Michael Poole 01642 254222

**Price Guide:** £94,950+



**Lot No. 69**
**7 Meadowfield Park, Ponteland NE20 9XF**

**Description:**

A two bedroomed, first floor, retirement apartment within a purpose built block overlooking the central communal gardens and conveniently situated within the sought after village of Ponteland. With electric heating and sealed unit double glazing, the property is designed for those aged 55 years and over with benefits including: security entry phone, security cord system providing peace of mind, as well as a communal lounge. The apartment itself comprises: reception hall, pleasant lounge with archway to the breakfasting kitchen, two bedrooms and bathroom/wc. Ideal for an older person looking for peace of mind as well as a pleasant and well situated property.

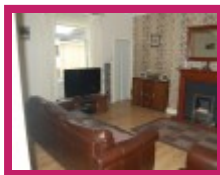

**EPC : E**
**Call:** Rook Matthews Sayer 01661 860228

**Price Guide:** Was £120,000 Now £65,000+

**Lot No. 70**
**41 North Road East, Wingate, Co Durham TS28 5AU**
**kimmitt & roberts**

**Description:**

This is a deceptively spacious three bed mid terraced home which comes with gas central heating system, double glazing, two reception rooms and garden across the rear lane with off street parking and timber garage. Having refitted kitchen and bathroom fittings it is priced to sell. Summary of accommodation Entrance vestibule, entrance hall, lounge, family room, kitchen, rear lobby, bathroom/wc, three bedrooms, driveway, garage and garden


**EPC : C**
**Call:** Kimmitt and Roberts 0191 5848080

**Price Guide:** Was £69,950 now £44,950+

**Lot No. 71**
**38 Upper Howick Street, Alnwick , Northumberland NE66 1UZ**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

An excellent example of a mid terrace period style house in the historic part of Alnwick, close to the town centre. The solid entrance door opens to hallway with access to all rooms, and rear door to the yard. The large sitting room/ dining room provides excellent reception space with exposed wood flooring and cast iron fireplace, and gives access to the fitted kitchen/ breakfast room to the rear. On the first floor there are two double bedrooms and bathroom. Gas central heating and PVC double glazing is included. There is an enclosed rear yard and unrestricted on-street parking.


**Energy Efficiency Rating D.**
**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £125,000+

**Lot No. 72**
**21 Grove Road, North Ormesby, Middlesbrough TS3 6EH**
**Michael Poole**

**Description:**

Three Bedroom Semi Detached House- Two Reception Rooms- First Floor Shower Room- Attractive, Mature, Lawned Rear Garden- Some Updating Required- UPVC Double Glazing -Vacant Possession EPC : D


**Call:** Michael Poole 01642 254222

**Price Guide:** Was £79,950 now £44,950+

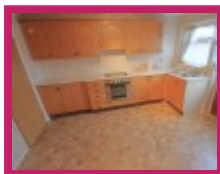


**Lot No. 73**
**41 Holyrood Close, Thornaby, Stockton TS17 7JX**

**Description:**

No Onward Chain- Good Size Mid Terrace Property- Three Double Bedrooms- Ground Floor Cloakroom/WC & Utility -Breakfast KitchenLounge/Dining Room - Superb Rental Property or Starter Home

EPC : Band E



**Call:** Michael Poole 01642 355000

**Price Guide:** £64,950+

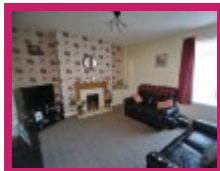
**Lot No. 74**
**48 Frank Avenue, Seaham SR7 8LT**

**Description:**

A good example of its type, this mid terraced cottage occupies an excellent position. The very flexible accommodation boasts a fitted kitchen, a stylish bathroom, gas central heating, double-glazing etc. Presented to modern tastes, it is a type which rarely comes to the market. Early viewing is recommended.

Summary of accommodation Entrance Hall, Bathroom, Three Bedrooms (One currently used as a Dining Room), Lounge, Kitchen, Gardens.

EPC Band:- D



**Call:** Kimmitt & Roberts 0191 5813213

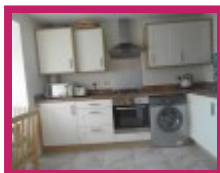
**Price Guide:** Was £79,950 Now £59,950+

**Lot No. 75**
**9 Horton Park, Blyth, Northumberland NE24 4JD**

**Description:**

This four bed end townhouse is located on the popular Horton Park with excellent transport links to major routes and facilities. The property is in a cul-de-sac location not overlooked to the side or rear. Briefly comprising; hall, ground floor w.c., spacious lounge/diner with French doors to the rear and kitchen. To the first floor there are three bedrooms and a family bathroom, the second floor has a generous master suite with dressing area and en-suite shower room. The rear garden is West facing and there is a driveway to the front together with two allocated parking bays.

EPC Band C



**Call:** Rook Matthews Sayer 01670 352900

**Price Guide:** £129,950+

**Lot No. 76**
**27 The Grove, Dinningside, Belford, Northumberland NE70 7NP**

**Description:**

End of terrace house which is available with no upper chain for early occupation. The accommodation includes entrance lobby, sitting room and dining kitchen. There are two bedrooms and bathroom on the first floor. Night storage heating is included. Parking to the front and an enclosed rear garden. Some modernisation and upgrading is required. Belford has day to day shopping, schooling up to age 13, doctors surgery and choice of restaurants and hotels. The main A1 road gives easy access north and south, whilst the beaches at Bamburgh are around 5 miles away. This is an ideal opportunity and an early inspection is recommended.

EPC Band - D



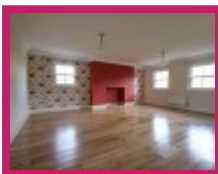
**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £59,950+

**Lot No. 77**
**6 The Paddock, Witton Le Wear, Co Durham DL14 0GA**
**WOOD**  
ESTATE AGENTS

**Description:**

Stone built link detached family home, enjoying arguably one of the best plots on this exclusive development of executive homes. Constructed in 2009 by the respected local builder Dere Street Homes and with the balance of its 10 year NHBC warranty to run, the property benefit from LPG central heating to radiators and double glazing. Comprises of entrance hallway, lounge, dining kitchen, utility room. Four bedrooms, with en suite shower room to the master and a family bathroom. Externally the property boasts a good sized corner plot with a driveway accessing the single garage. The rear garden is fence enclosed, laid to lawn and is quite secluded.



EPC : band C

**Call:** J W Wood 01388 604273

**Price Guide:** £269,950+

**Lot No. 78**
**35 Saltwells Road, Longlands, Middlesbrough TS4 2EB**
**Michael Poole**

**Description:**

Two Bedroom Terrace House - Two Reception Rooms - Loft Room via Pull Down Ladder - Enclosed Rear Yard - Shared Access Car Hard Standing to the Rear - No Onward Chain Gas Central Heating - Double Glazing

EPC : E

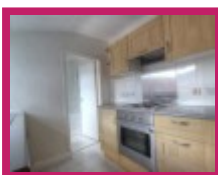

**Call:** Michael Poole 01642 254222

**Price Guide:** £54,950+

**Lot No. 79**
**16 Hewley Street, Normanby TS6 0RD**
**Michael Poole**

**Description:**

Available With Immediate Vacant Possession- Ideal Buy to Let or First Purchase- Deceptively Spacious Three Bedroom Property Separate Lounge & Dining Room- Three Generous First Floor Bedrooms -Ground Floor Bathroom & Additional First Floor Shower Room



EPC : E

**Call:** Michael Poole 01642 254222

**Price Guide:** £79,950+

**Lot No. 80**
**9 Rectory Park, Morpeth NE61 2SZ**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

We offer to the market this detached house, situated on Rectory Park, close to Morpeth centre and train station. Benefitting from gas central heating, double glazing, garage with driveway parking, garden to the rear with patio. Comprising, to the ground floor, lounge, family dining kitchen, cloakroom w.c. and utility. To the first floor, the landing leads to the four bedrooms and the family bathroom.



EPC : E

**Call:** Rook Matthews Sayer 01670 511711

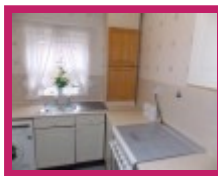
**Price Guide:** £249,950+



**Lot No. 81**
**10 Henry Street, Gosforth, Newcastle NE3 1DQ**
**Andrew Craig**

**Description:**

HENRY STREET A 2 BED TERRACED BUNGALOW Situated in this sought after area within close proximity to Gosforth High Street amenities such as Sainsburys Supermarket, public transport links, shops, schools and Gosforth Central Park. Although requiring some works of updating this is sure to appeal to a wide range of buyers. The accommodation briefly comprises of:- Entrance lobby, hall, lounge, kitchen, two bedrooms and shower room. Externally there low maintenance gardens to the front and rear being mainly paved. An early viewing is a must!!!



EPC : Band D

**Call:** Andrew Craig 0191 2859024

**Price Guide:** £139,950+

**Lot No. 82**
**15 Bevan Drive Longbenton NE12 8WD**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A well presented three bedroom semi detached house within this popular residential location. Comprising: entrance hall with downstairs W.C, stairs to the first floor, door to lounge, double doors leading to dining kitchen, built in electric oven, induction hob, extractor hood over, and UPVC double glazed French doors out to the rear garden. To the first floor a modern bathroom/W.C and three bedrooms. Externally to the front is mainly laid to lawn, driveway parking, gates access to the rear garden which is mainly laid to lawn with patio area and fenced boundaries. The property benefits from gas central heating and UPVC double glazing.


EPC : C  
June completion anticipated.

**Call:** Rook Matthews Sayer 0191 266 7788

**Price Guide:** £130,000+

**Lot No. 83**
**3 Croft Place, Alnwick, Northumberland NE66 1UF**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Croft Place lies just outside the Alnwick town walls, and is listed Grade II, considered to date back to the early 19th century. It is accessed via a private cul-de-sac street with parking leading to the surprising and spacious garden with stone patio and lawn. The original cellar to the property has been restored to provide further accommodation ideally suited as guest suite with bathroom adjacent, or extra living room. The ground floor includes the original Georgian easy rise stairs with mahogany handrail, sitting room with marble fireplace and decorative cornice, and the very generous extension to the property providing the dining kitchen including oak fitted cabinets with granite worktops, and stone flagged flooring. This level also includes the third bedroom suite with en suite shower room, and generous storage area or dressing room adjacent. On the first floor there is the lovely master bedroom with bathroom adjacent, and fourth double bedroom. Gas central heating is included. The garden is accessed by French doors from the kitchen in addition to the gated driveway, and opens up to a lovely south facing aspect with mature shrubs and trees. Only an internal inspection can truly appreciate the character of this property.

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** WAS £399,950 NOW £299,950+

**Lot No. 84**
**1 Hazel Court, Haswell, Durham DH6 2DE**
**kimmitt & roberts**

**Description:**

Situated in this rural village yet close by to all major road networks this is a delightful two bedroomed ground floor apartment which comes with electric heating, double glazing, stylish range of Beech effect wall and base units incorporating stainless steel oven and hob OPEN VIEWINGS SATURDAY 14TH MARCH 11AM - 12NOON SATURDAY 21ST MARCH 1PM - 2PM. ALL ARE WELCOME.



EPC : C

**Call:** Kimmit & Roberts 0191 518 3334

**Price Guide:** £49,950+



**Lot No. 85**

68 Bayfield, West Allotment, Whitley Bay NE27 0FE

**ROOK  
MATTHEWS  
SAYER**

**Description:**

A delightful two bedroom semi-detached property situated within the very popular residential development of Northumberland Park. Close to shops & amenities, good local schools, access to major road & transport links, a location which offers an appealing lifestyle briefly comprises, entrance porch, lounge, breakfasting kitchen, down stairs W.C. To the first floor, landing two bedrooms and a bathroom. Benefiting from gas central heating and double glazing throughout. Externally to the front there is a lawn area and a driveway offering off street parking. To the rear a south westerly aspect low maintenance garden, with gated access to side.



EPC: D

**Call:** Rook Matthews Sayer 0191 2463666

**Price Guide:** £109,950+

**Lot No. 86**

42 Strait Lane, Stainton, Middlesbrough TS8 9BB

**Michael Poole**

**Description:**

Deceptively spacious four bedroom detached bungalow located in the sought after village location of Stainton. With extensive accommodation of approximately 1,705 square feet, the property has been modernised by the current owner with no expense spared and only upon internal inspection will you fully appreciate what it has to offer. Features include a fabulous fitted kitchen with granite worktops, master bedroom with walk-in wardrobe and Jack & Jill wet room, UPVC double glazed windows, gas central heating, private rear garden and tandem length garage. The accommodation briefly comprises entrance hall, lounge/dining area, kitchen, family bathroom, three ground floor bedrooms and Jack & Jill Wet room. The first floor comprises a spacious bedroom measuring approximately 18ft plus x 15ft plus and en-suite bathroom. Externally there is a spacious driveway offering parking for approximately three to four cars, lawned front garden, private rear garden mainly laid to lawn and tandem length garage

**Call:** Michael Poole 01642 254222

**Price Guide:** WAS £345,000 NOW £275,000+

**Lot No. 87**

10 Wetherby Close, Ashington NE63 8NJ

**ROOK  
MATTHEWS  
SAYER**

**Description:**

FOUR BEDROOMED DETACHED SPACIOUS THROUGHOUT EN-SUITE GARAGE & GARDENS\*\*Attractive four bedroomed property located on the sought after Orchid Meadows estate, Ashington. The property is spacious throughout and is ideal for any growing family. Comprising of entrance hallway with cloakroom, lounge with bay window and large kitchen/dining area. To the first floor there are four well proportioned bedrooms with en-suite to the master, spacious landing and family bathroom. Externally there is a front open aspect lawned garden with multi car driveway and single garage and a rear enclosed garden with lawned and patio area. An early viewing is recommended. EPC Band:- D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £149,950+

**Lot No. 88**

3 Hadstone Place, Fenham, Newcastle NE5 3JX

**ROOK  
MATTHEWS  
SAYER**

**Description:**

\*\*Cul-de-sac location, three bedroom semi, well presented, popular location\*\* Located with close proximity of all amenities, shops, bus routes and transport links into and around Newcastle city centre. This three bedroom semi-detached family home is well presented throughout and benefits from, gas central heating, double glazing and driveway. The accommodation comprises; entrance porch, hallway, lounge, kitchen, bathroom, stairs to first floor and three bedrooms. Externally there are gardens to the front and rear and a driveway.



EPC Band D

**Call:** Rook Matthews Sayer 0191 2744661

**Price Guide:** £89,950+

**Lot No. 89**

28 Western Avenue, Fenham NE4 8SP

**ROOK  
MATTHEWS  
SAYER**

**Description:**

We offer for sale this three bedroom semi detached house which is located in this popular residential area to the West of Newcastle. The property benefits include double glazed windows, gas central heating, a garden to the front and rear and is offered for sale with vacant possession. The property briefly comprises of entrance hall, kitchen, utility, living room, to the first floor there are 3 bedrooms and a bathroom/wc. Externally there are gardens to both front and rear with a drive to the front offering off street parking.



EPC Band D

**Call:** Rook Matthews Sayer 0191 274 4661

**Price Guide:** £129,950+

**Lot No. 90**

Kenmuir, Birtley, Co Durham DH3 1PR

**Andrew Craig**

**Description:**

An opportunity to purchase a unique 3 storey 3 bed double fronted detached residence with a first floor balcony flanking the front elevation which poses a most striking facade. Briefly comprises of:- Entrance hall with stairs up. Front lounge, second reception room and a kitchen. There is also the additional feature of a useful Cellar providing utility and workshop space. The first floor has three bedrooms, re-fitted bathroom/w.c. with modern suite. Externally there is an enclosed gated garden to front with multiple driveway parking leading to a detached garage plus paved garden area to the rear. Further benefits include gas central heating, double glazing.



EPC Rating : D

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £219,950+

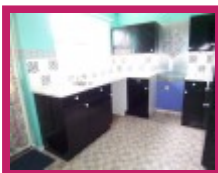
**Lot No. 91**

28 The Grove, Dinnington, Belford, Northumberland NE70 7NP

**ROOK  
MATTHEWS  
SAYER**

**Description:**

Mid terraced house which is available with no upper chain for early occupation. The accommodation includes entrance lobby, sitting room and dining kitchen. There are two bedrooms and bathroom on the first floor. Parking to the front and an enclosed rear garden. Some modernisation and upgrading is required. Belford has day to day shopping, schooling up to age 13, doctors surgery and choice of restaurants and hotels. The main A1 road gives easy access north and south, whilst the beaches at Bamburgh are around 5 miles away. This is an ideal opportunity and an early inspection is recommended.



EPC Band - D

**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** £59,950+

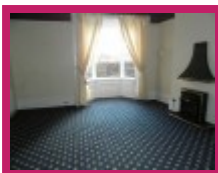
**Lot No. 92**

83 Thompson Road, Southwick, Sunderland SR5 2JJ

**Andrew Craig**

**Description:**

A spacious mid terraced property offered with no chain involved. This property was previously a bed and breakfast but can be re-converted with relevant planning permission etc. Close to the amenities at The Green which includes shops, pubs and local schools together with bus routes to Sunderland City Centre. The internal living accommodation comprises of an entrance hallway, lounge, dining room, breakfast room, kitchen, ground floor WC. Five well proportioned bedrooms and an additional bathroom. Warmed by gas central heating and double glazing. Externally there is a rear yard with garage. Must be viewed to appreciate the size and layout.



EPC Band:- D

**Call:** Andrew Craig 0191 5160239

**Price Guide:** Was £119,950 Now £84,950+



**Lot No. 93**
**2 Newminister Terrace, Morpeth NE61 1DB**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

**\*\*UNIQUE THREE STOREY HOME FIVE BEDROOMS GOOD SIZE GARDENS CENTRAL LOCATION MUST BE VIEWED\*\***

An opportunity to purchase this unique five bedroom property situated just behind Newgate Street, Morpeth. The property offers an excellent location tucked away from the main street with lovely views but yet a short distance from Morpeth Town Centre. The accommodation has double glazing, gas central heating and briefly comprises of Entrance hall, master bedroom with en-suite, middle floor with good size lounge, kitchen diner and family bathroom/W.C. To the ground floor there are four well proportioned bedrooms and additional W.C. Externally the property has a very good size, split level garden and enjoys a lovely elevated outlook. This property must be viewed to appreciate. EPC Band C

**Call:** Rook Matthews Sayer 01665 511711

**Price Guide:** £245,000+

**Lot No. 94**
**20 Abbotsford Close, Ingleby Barwick TS17 5GF**
**Michael Poole**

**Description:**

Michael Poole are pleased to welcome to the market this three storey four bedroom detached property with garage, gardens, gas central heating system, double glazing and accommodation briefly comprising hall, cloakroom/wc, lounge, kitchen/diner, utility room, double glazed, three first floor bedrooms with master having en-suite shower room together with family bathroom with white suite and a further bedroom on the second floor. Early viewing recommended.



EPC Band C

**Call:** Michael Poole 01642 288299

**Price Guide:** £164,950+

**Lot No. 95**
**2 Homestall Close, South Shields NE34 0YE**
**Andrew Craig**

**Description:**

A very well presented three bedroom spacious family home situated on Homestall Close, South Shields, ideally located close to local schools, shops, bus and road links with access to the A19 and close to South Tyneside Hospital. The property itself briefly comprises of entrance hall, lounge, kitchen/diner and downstairs w.c. to the ground floor. To the first floor there are three bedrooms and a bathroom. Externally to the property lies a low maintenance lawned garden to the front and to the rear there is a garden with double gates providing off road parking for one car. Offered with vacant possession and viewing is highly recommended.



EPC Rating : C

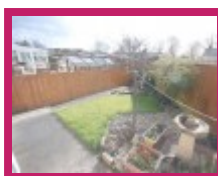
**Call:** Andrew Craig 0191 4271722

**Price Guide:** £84,950+

**Lot No. 96**
**27 Hauxley Drive, Red House Farm, Gosforth NE3 2SR**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Traditional two bedroom semi-detached bungalow in need of refurbishment. The accommodation briefly comprises; entrance hall, lounge, kitchen, two bedrooms and a bathroom/w.c. Externally there are gardens to the front/side and rear and an attached garage.



EPC Rating : C

**Call:** Rook Matthews Sayer 0191 2847999

**Price Guide:** £110,000+



**Lot No. 97**
**34 Knaresbrough Avenue, Marton, Coulby Newham TS7 8LN**
**Michael Poole**

**Description:**

A great opportunity to purchase this two bedroom McInnes built detached bungalow. The property will appeal to a large range of potential buyers looking for a property with potential (neighbouring properties have dormer rooms upstairs giving this property the scope to extend subject to the necessary building regulation and consents). The property itself benefits from double glazed windows, gas central heating. Briefly comprises of entrance hall, two double bedrooms, bathroom/wc, living room, kitchen and boarded loft room for storage. Externally there are gardens to both front and rear of the property with a drive to the front leading to an integrated garage. The property is close to main commuter and bus routes and local amenities.

EPC Band D


**Call:** Michael Poole 01642 288299

**Price Guide:** £225,000+

**Lot No. 98**
**3 Church Lane, Thropton, Northumberland NE65 7HZ**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

A charming two bedroomed, double fronted, end terraced cottage within the beautiful village of Thropton, enjoying far reaching views over magnificent countryside. LPG central heating. The property has been updated and comprises briefly of entrance hall, lounge with tiled fireplace, inner hall, 16 refurbished breakfasting kitchen, two bedrooms and modern bathroom. There is a garage and gardens to front and rear. Ideal for a wide range of buyers including first time purchasers and the retired, the property would suit a couple or would also make an excellent holiday or weekend cottage.

EPC Rating : E


**Call:** Rook Matthews Sayer 01665 510044

**Price Guide:** Was £125,000 Now £99,950+

**Lot No. 99**
**38 Keats Walk, South Shields NE34 9NB**
**Andrew Craig**

**Description:**

This lovely three bedroom end link family home situated on the Biddick Hall residential estate in South Shields ideally located close to a range of shops, schools and public transport links leading into South Shields Town Centre where a range of local amenities can be found. Accommodation briefly comprises to the ground floor of: - Entrance open plan into kitchen/diner and door into lounge. To the first floor there are three bedrooms and a family bathroom. Externally there is a low maintenance garden to the front with chip stone area and a block paved garden to the rear with a wood decking area. The property benefits from gas central heating, double glazing and neutral decor throughout. Viewing highly recommended.

EPC Band:- D

**Call:** Andrew Craig 0191 4271722

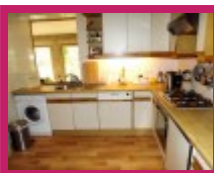
**Price Guide:** £59,950+

**Lot No. 100**
**14 Westfield, Gosforth, Newcastle NE3 4YB**
**Andrew Craig**

**Description:**

UNIQUE CHARACTER PROPERTY, POPULAR LOCATION. A rare find..... This superb property should suit a wide range of buyers due to its location and versatile layout. Comprises to ground floor:- Reception sun lounge, study/utility room, guest cloaks/w.c. Short flight of stairs then lead up into a spacious lounge that in turn leads through to kitchen. Stairs to first floor lead up from the kitchen to two bedrooms (both doubles) and family bathroom. Externally there is a courtyard garden to the front with parking space and double gated access. Further benefits include gas fired central heating together with cellar.

EPC : To Follow


**Call:** Andrew Craig 0191 2859024

**Price Guide:** £299,950+

**Lot No. 101**
**6 Urpeth Terrace, High Handenhold, Chester Le Street DH2 1QD**
**WOOD**  
ESTATE AGENTS

**Description:**

A charming stone built terraced cottage with attractive mature garden situated in a popular village location close to Beamish, with attractive surrounding countryside, walks and cycle tracks. The accommodation includes entrance lobby, large lounge with living flame fire and fireplace, kitchen with integral cooking appliances, two bedrooms, en suite facility and bathroom/wc with white suite.



EPC Band:- D

**Call:** J W Wood 0191 3887245

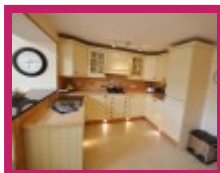
**Price Guide:** Was £90,000 Now £69,950+

**Lot No. 102**
**32 Dene Garth, Ovingham, Northumberland NE42 6AP**
**yellow** estate agency

**ROOK  
MATTHEWS  
SAYER**

**Description:**

A rare opportunity to purchase this well presented semi detached family home situated in this much sought after cul de sac in Ovingham. The property features gas central heating, upvc double glazing, a fabulous dining kitchen with family room off, and a fourth bedroom suite with mezzanine level. The property comprises:- entrance porch, living room, dining kitchen, family room, utility room, separate wc, integral single garage, stairs to first floor landing, family bathroom/wc, three bedrooms, shower room/wc, and the fourth bedroom/study with mezzanine level. Externally there is a driveway providing off street parking for a number of cars and a rear paved yard area.



EPC Band D

**Call:** Yellow 01661 831234 RMS 0191 4131313

**Price Guide:** £174,950+

**Lot No. 103**
**10 Regency Apartments, Killingworth, Newcastle NE12 6DL**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

Offered with no upper chain is this well presented one bedroom ground floor flat situated in this modern apartment block. The accommodation on offer comprises of communal entrance via door entry intercom system, entrance hall, lounge, kitchen, bathroom and double bedroom. The property benefits from electric heating and UPVC double glazing. There is an allocated parking bay along with visitor parking.



EPC Band:- C

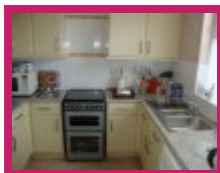
**Call:** Rook Matthews Sayer 0191 266 7788

**Price Guide:** £55,000+

**Lot No. 104**
**3 Ringwood Road, Middlesbrough TS3 9NN**
**Michael Poole**

**Description:**

A two bedroom semi detached house situated in this popular residential area. The property benefits from double glazing and gas central heating and the accommodation briefly comprises entrance hall, living room, dining room, breakfast area, kitchen, rear lobby, conservatory first floor are two bedrooms and a bathroom/wc. Externally there are gardens to the front and rear.



EPC Band D

**Call:** Michael Poole 01642 254222

**Price Guide:** £59,950+



**Lot No. 105**
**5 Gladewell Court, Choppington, Ashington NE62 5YY**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

An extended three bedroomed link detached bungalow situated on Gladewell Court on the sought after Pastures Estate, Guidepost. The property has been subject to much improvement and is available with the advantage of no upper chain. The accommodation briefly comprises: entrance lobby, hallway, lounge, updated kitchen with French doors to rear garden, modern shower room/w.c and three bedrooms one of which is currently being used as a dining room. Externally the property has gardens to the front and rear, a large double drive and garage. Early viewing is strongly recommended to avoid disappointment.



EPC Rating: D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £135,000+

**Lot No. 106**
**3 Chase Mews, Jarrow NE32 3UF**
**Andrew Craig**

**Description:**

Located on Low Simonside this modern three bedroom end link property offers excellent value for money for any first time buyer or family. The well proportioned accommodation briefly comprises of:- Entrance hallway with cloaks/w.c., lounge having French door access to rear garden, comprehensively fitted breakfasting kitchen. First floor has access to a floored loft area, three bedrooms (two having fitted wardrobes and master being an en-suite) together with a family bathroom/w.c. Externally there are gardens to both front and rear with off road parking. An ideal family home - viewing recommended. June completion anticipated. EPC : band D

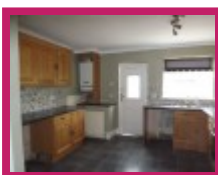
**Call:** Andrew Craig 0191 4280025

**Price Guide:** £95,000+

**Lot No. 107**
**171 Sycamore Street, Ashington NE63 0HJ**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

**\*\*SYCAMORE STREET, ASHINGTON - TWO BEDROOMED MID TERRACED - EPC RATING: D\*\***A two bedroomed mid terraced property situated on Sycamore Street, Ashington. The property has gas central heating and double glazing. The accommodation on offer comprises briefly : Entrance lobby, lounge, kitchen and family bathroom to the ground floor with two bedrooms to the first floor. Externally there is a garden to the front. Viewing recommended to appreciate what this property has to offer.



EPC : band D

**Call:** Rook Matthews Sayer 01670 850850

**Price Guide:** £45,000+

**Lot No. 108**
**45 Rowan Drive, Durham DH1 5YE**
**WOOD  
ESTATE AGENTS**

**Description:**

A well presented and ready to move into four bedroom double fronted semi detached house located in this popular residential area. The family home benefits include double glazed windows, gas central heating, lawned rear gardens and is offered for sale with vacant possession. The property briefly comprises entrance hall with a ground floor wc, lounge, dining room, kitchen and a garden room. To the first floor there are four bedrooms and a bathroom/wc. Externally there is an enclosed rear garden and a single garage.



EPC band C

**Call:** J W Wood 0191 3869921

**Price Guide:** £125,000+

**Lot No. 109** 34 Moreland Street, Sunderland SR6 9QN

**Andrew Craig**

**Description:**

A two bedroom end terraced cottage. Having local amenities close by and the coast together with road links and bus routes to the City Centre and surrounding areas. Offered with no chain involved the internal accommodation briefly comprises of an entrance hallway, lounge, two bedrooms, kitchen and bathroom. Externally there is a front town garden and a rear yard with off road parking suitable for two cars. Further benefits include gas central heating and double glazing. Sure to appeal to first time buyers, growing families, investors and downsizers. Viewing highly recommended.



EPC Band E

**Call:** Andrew Craig 0191 5160239

**Price Guide:** £64,950+

**Lot No. 110** 62 Marine Approach, South Shields NE33 2TE

**Andrew Craig**

**Description:**

TWO BEDROOM FIRST FLOOR FLAT - Well presented accommodation situated within walking distance to the town centre and coastline of South Shields. Ideal for access to local amenities, shops and transport links. Briefly comprising of entrance lobby with stairs to the first floor, lounge/dining room, fitted kitchen, two bedrooms and bathroom. Externally lies a shared yard to the rear. Additional benefits include gas central heating and double glazing. Viewing recommended.

EPC Band - D

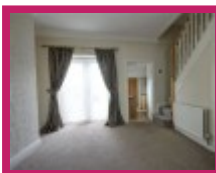
**Call:** Andrew Craig 0191 4271722

**Price Guide:** £75,000+

**Lot No. 111** 4 The Baltic, Witton Park, Bishop Auckland DL14 0EP

**Description:**

Living space includes an entrance lobby, generous lounge with feature fire surround and arch through to the spacious dining room with French doors to the rear courtyard. Modern fitted kitchen and refitted shower room/wc with white suite. To the first floor there are two bedrooms, one with en suite wc.



EPC band E

**Call:** J W Wood 01388 604273

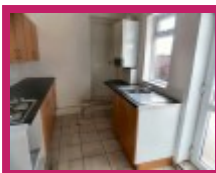
**Price Guide:** £59,950+

**Lot No. 112** 65 Lobley Hill Road, Gateshead NE8 4XB

**Andrew Craig**

**Description:**

Refurbished two bedroom ground floor flat prominently situated for ease of access to Gateshead Metro Centre, Newcastle and all major road links via the Western Bypass together with local public transport services and amenities via the Team Valley Trading Estate. The property has undergone general updating and upgrading to provide entrance hallway leading to spacious lounge and fully fitted kitchen together with two bedrooms and newly fitted shower room. The property also benefits uPVC double glazing and gas central heating via a Worcester combination boiler. Externally there is a front town garden and rear yard.



EPC Band:- D

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £49,950+



**Lot No. 113**
**28 Embassy Gardens, Denton Burn, Newcastle NE15 7BB**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

**\*\*Sought after location, Cul-de-sac position, semi-detached bungalow, no onward chain\*\*** Offering to the market this two bedroom semi-detached bungalow situated within this pleasant cul-de-sac position with panoramic views located in the popular Denton Burn area. There are a range of facilities nearby to include shops, amenities and transport links and popular schools. Internally the property has been well maintained although some updating is required. Benefits include vacant possession, double glazing, gas central heating and gardens. The accommodation comprises; entrance hallway, lounge, two bedrooms, kitchen and bathroom. Externally there are gardens to the front and rear.  
EPC Band E

**Call:** Rook Matthews Sayer 0191 274 4661

**Price Guide:** £84,950+

**Lot No. 114**
**13 Coleridge Place, Pelton DH2 2PR**
**Andrew Craig**

**Description:**

This mid terraced house would be ideal for investment and also as a starter home for the first time buyers out there looking to get on the property ladder. The property benefits from gas central heating and double glazing. Accommodation comprises entrance hallway, lounge, kitchen, rear lobby and bathroom to the ground floor whilst to the first floor there are two good sized bedrooms. Externally there is a garden to the front and a yard to the rear. The property is situated close to local shops and transport links to the surrounding areas including Chester le Street and Durham and should be viewed to appreciate the potential within  
EPC Band E

**Call:** Andrew Craig 0191 4921234

**Price Guide:** £39,950+

**Lot No. 115**
**21 The Avenue, Felling, Gateshead NE10 1JA**
**Andrew Craig**

**Description:**

**2 BED MID TERRACED HOUSE** - This deceptively spacious two bed mid terraced home is an ideal purchase for young couples, professionals, families and investors. Available with no onward chain pleasantly positioned on this pedestrian only street within Felling. Conveniently situated for local Metro links along with recreational activities and local communities. With front garden and rear yard providing secure off street parking along with a patio area. Internal accommodation briefly comprises of:- Hallway, spacious lounge with bay window to front. Dining/kitchen. Two first floor bedrooms and bathroom. Requiring some updating and improvement however, priced realistically to reflect the work required. Viewing comes highly recommended to appreciate the size, location and potential of this home.  
EPC Band E

**Call:** Andrew Craig 0191 4875330

**Price Guide:** £64,950+

**Lot No. 116**
**5 Marine Gardens, Whitley Bay NE26 1EG**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

**\*\*\*WELL MAINTAINED \*\*\* SPACIOUS ACCOMODATION\*\* REAR GARDEN \*\*\*** Rook Matthews sayer have great pleasure in bringing to the market for sale this lovelydeceptively spacious older style semi detached family home. Located centrally in Whitley Bay town area near to the sea front on Marine Gardens. Close to all amenities and facilities and good local schools as well as good access to transport links for commuting to Newcastle and Northumberland. The property has been very well maintained by the present owners and offers a good size living accomodation for a family or young couple briefly comprising of :- Entrance hallway,cloaks w.c, lounge to the front with feature open fire and bay window, fitted breakfasting kitchen open plan dining room with built in appliances and french doors leading to the rear garden. To the first floor there are three bedrooms and a bathroom/w.c with four piece suite. Externally there are front and rear gardens and the rear garden having patio area and gate to the side for front access.  
EPC Band D

**Call:** Rook Matthews Sayer 0191 284 7999

**Price Guide:** £239,950+

**Lot No. 117** 29 Carlisle House, Sunderland SR3 3EB

**Andrew Craig**

**Description:**

This two bedroom first floor apartment is situated on this popular residential estate with ideal access for local schools and good transport links to Sunderland City Centre. Accommodation comprises communal entrance door with secure entry system, to communal hallway with stairs to first floor landing and apartment entrance door leading to lobby with glazed wood doors to balcony, hallway, fitted kitchen, coloured three piece bathroom, two bedrooms and lounge/diner with feature fire surround and gas fire inset. Other benefits include gas central heating and double glazing.



EPC Band D

**Call:** Andrew Craig 0191 5653377

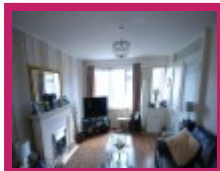
**Price Guide:** £45,000+

**Lot No. 118** 213 Windsor Walk, Kingston Park NE3 2TX

**ROOK  
MATTHEWS  
SAYER**

**Description:**

IDEAL FIRST TIME BUYER/INVESTOR. 3 BEDROOM MID LINK HOUSE WITH GARDEN AND GARAGE. CONVENIENT FOR SHOPS, AMENITIES AND TRANSPORT LINKS. FREEHOLD



EPC Band to follow

**Call:** Rook Matthews Sayer 0191 284 7999

**Price Guide:** £105,000+

**Lot No. 119** 30 St Ives Road, Leadgate, Consett DH8 7PZ

**THE WOOD  
ESTATE AGENTS**

**Description:**

A spacious double-fronted house with potential for use as two large flats or as one substantial home, with versatile accommodation including four large rooms to the ground floor and four rooms to the first floor, a kitchen and a bathroom on each floor and a cellar. Formerly a public house, the property has two gas central heating boilers (one to each floor). There is a double garage to the rear and an additional adjoining garage, with space for parking 2-3 cars. N.B. - It should be noted that there is a sump pump in the cellar that is triggered by a sensor.



EPC : band E

**Call:** J W Wood 01207 502109

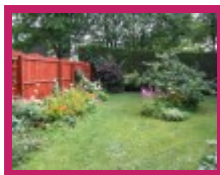
**Price Guide:** £115,000+

**Lot No. 120** 23 Doddington Court, South Gosforth, Newcastle NE3 1TP

**ROOK  
MATTHEWS  
SAYER**

**Description:**

We are pleased to welcome onto the market this three bedroom detached property ideally located giving convenient access to The Freeman Hospital, David Lloyd sport Leisure centre. Internally the property briefly comprises; ground floor w.c., open plan lounge/dining room, conservatory, three bedrooms and a bathroom/w.c. Additional benefits to the property include gas central heating, double glazing, off road parking, single garage, and gardens to front and rear. Internal viewing comes highly recommended.



EPC Band D

**Call:** Rook Matthews Sayer 0191 284 7999

**Price Guide:** Was £275,000 Now £229,950+



**Lot No. 121**
**5 Long Bank, Birtley, Co Durham DH3 1PX**
**Andrew Craig**

**Description:**

Located at the popular North end of Birtley, this detached bungalow comprises of entrance lobby leading to hallway with radiator, lounge with living flame fire and surround and feature bay window to the front, dining room or bedroom 3, kitchen, two bedrooms (both with wardrobes), bathroom and separate w.c. Externally there are gardens to the front and rear, the rear enjoying a pleasant southerly aspect. Driveway to the side provides off street parking and leads to the garage. The property is situated in a sought after cul-de-sac location.



EPC : F

**Call:** Andrew Craig 0191 4921234

**Price Guide:** WAS £250,000 NOW £175,000+

**Lot No. 122**
**The Cottage, Skelton Road, Brotton Saltburn by the Sea TS12 2TJ**
**Michael Poole**

**Description:**

An Impressive Double Fronted New Build Home- Modern & Attractive Internally- Separate 21ft plus Lounge & Dining Room- Fitted Kitchen & Utility Four First Floor Bedrooms Master with En-Suite -Family Bathroom & Additional Ground Floor Shower Room- UPVC Double Glazing -Gas Central Heating -Solar Panels Shared Extensive Block Paved Frontage & Drive- Side Attached Double Length Garage with Up & Over Door- Available with Immediate Vacant Possession Viewing Essential



EPC : B

**Call:** Michael Poole 01642 285041

**Price Guide:** £149,950+

**Lot No. 123**
**15 Oakdale, Nedderton Village, Bedlington NE22 6BE**
**ROOK  
MATTHEWS  
SAYER**

**Description:**

\*\*\*EXECUTIVE DETACHED FAMILY HOME - FOUR BEDROOMS - THREE RECEPTION ROOMS - STUNNING VIEWS TO REAR - NO UPPER CHAIN\*\*\* Situated on Oakdale in the Popular Village of Nedderton, on the outskirts of Bedlington and Morpeth, this detached family home comprises; entrance hallway, downstairs cloak/wc, lounge with bay window, dining room, study, breakfasting kitchen, first floor landing, master bedroom with en-suite shower room and dressing room, three further bedrooms and four piece family bathroom. Externally the property has a lawned garden to the front with shrubs and a double block paved driveway leading to a double garage. To the rear is an enclosed South Facing garden laid mainly to lawn with superb open views over fields and countryside EPC Band D

**Call:** Rook Matthews Sayer 01670 531 114

**Price Guide:** £275,000+



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