

Lesbury Avenue Choppington

This ground floor apartment has been upgraded and refurbished by the current owners to include modern kitchen and shower room. Beautifully presented and in a great location on Wansbeck Estate in Stakeford. This is an ideal first time buy/investment. Enter into the hallway, shower room, good sized lounge, modern kitchen with hob and oven and the bedroom with fitted wardrobes. There are communal gardens surrounding the apartment block and has the benefit of a garage in a separate block. All in all a great starter home. Viewings available. EPC:F

Auction Guide £ 30,000





ROOK MATTHEWS SAYER

Lesbury Avenue

Choppington

For sale by auction at The Grand hotel (formerly the Gosforth Park Marriott Hotel) on Wednesday December 11th 2019. Registration 6.30pm for 7pm start. Option 1.

ACCOMMODATION COMPRISES

Double glazed door to Hall

BATHROOM

Corner shower cubicle with electric shower, pedestal hand wash basin, low level w.c, extractor, chrome ladder radiator, double glazed window to rear.

LOUNGE 13'02 (4.01m) x 10'01 (3.07m)

Stainless steel sink, wall, base and drawer units, worktops, electric hob and oven, storage cupboard.

BEDROOM 8'02 (2.48m) x 8'02 (2.48m) plus recess

Fitted wardrobes, heater, double glazed window to front.

TENURE

Lease, ground rent and maintenance details have been provided by the seller however the accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

AS8128/LS/WH/2.12.19/V.1



Disclaimer 1

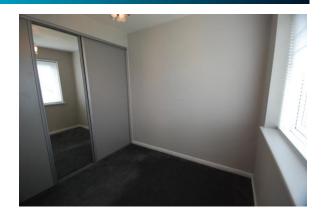
None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this property. For sale by auction seewww.agentspropertyauction.com

Disclaimer 2

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £750+VAT (total £900) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com









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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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