



### 3 bed semi-detached house to buy in NE31

Whickham Road, Hebburn, Hebburn, Tyne and Wear, NE31 1QU

**£99,000** Starting Bid

 x3  x1  x1

Tenure  
**Freehold**

### Property features

- ✓ Three Bedrooms Semi-Detached
- ✓ Ideal Investment Opportunity
- ✓ Sold With Tenant In Situ
- ✓ No Onward Chain
- ✓ EPC Rating C

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

To be via online auction fees apply

We are delighted to welcome to the sales market this three bedroom semi-detached property situated on Whickham Road, Hebburn.

*\*WALK THROUGH VIDEO TOUR AVAILABLE\* \*SOLD WITH TENANT SITU\**

The property briefly comprises: hallway, lounge, dinning area, kitchen and conservatory. Three double bedrooms, W/C and a family bathroom are located on first floor.

Externally, the property benefits from paved to the front elevation. Fully enclosed garden to the rear/side elevation and low maintenance.

Viewing comes highly recommended to fully appreciate what this wonderful property has to offer. To arrange your internal viewing, call our office

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £99,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Heating: Gas

## External Front

Access via gate, driveway to the front elevation.



## Living Room

4.40m x 3.20m (14'5" x 10'5")

Double glazed window to the front elevation, tv point, radiator and laminate flooring.



## Dining Room

3.60m x 3.10m (11'9" x 10'2")

Double glazed window to the front and side elevation, radiator and laminate flooring.



## Kitchen

4.40m x 3.30m (14'5" x 10'9")

Double glazed window to the side elevation, range of wall and base units with contrasting work surfaces, sink and drainer unit, radiator, gas cooker with oven, plumbed for washing machine and laminate flooring.



## Conservatory

2.40m x 2.30m (7'10" x 7'6")

UPVC door leading to the garden, radiator and carpet.



## Bedroom 1

4.50m x 3.10m (14'9" x 10'2")

Double glazed window to the front and side elevation, radiator and carpet.



## Bedroom 2

3.30m x 3.20m (10'9" x 10'5")

Double glazed window to the front elevation, built in wardrobe, radiator and carpet.



## Bedroom 3

2.90m x 2.00m (9'6" x 6'6")

Double glazed window to the side elevation, radiator and carpet.



## Bathroom

Double glazed window to the side elevation, two piece suite comprising; wash basin with stainless steel taps, bath with stainless steel taps, radiator, tiled walls and tiled flooring.



## W/C

1.50m x 0.90m (4'11" x 2'11")

Double glazed window to the rear elevation, low level w/c and laminate flooring.



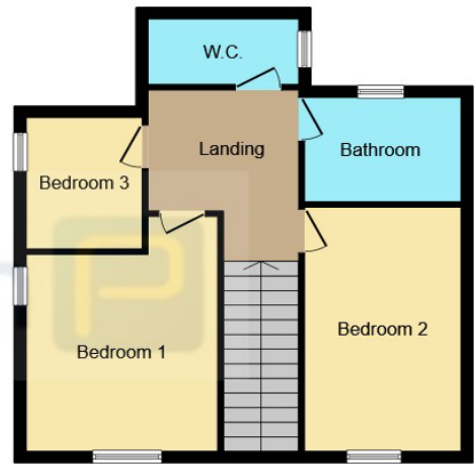
## External Rear

Fully enclosed garden to the rear and side elevation.





**Ground Floor**  
Floor area 80.3 m<sup>2</sup> (865 sq.ft.)



**First Floor**  
Floor area 51.4 m<sup>2</sup> (554 sq.ft.)

**TOTAL: 131.8 m<sup>2</sup> (1,419 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Whickham Road, Hebburn, Hebburn, Tyne and Wear, NE31 1QU

Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

