





- For Sale by Modern Auction • T & C's Apply
- Subject to Reserve Price • Buyers Fees Apply
- Close To The Airport • Off Street Parking
- Three Bedrooms • Two Bathrooms
- Viewing Recommended • Call For More Information





\*\* Video Tour on our YouTube Channel <https://youtu.be/QB9gAWZRz5I>  
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For sale by Modern Method of Auction: Starting Bid Price £185,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

Occupying a pleasant position within Station Road, a sought after location in Kenton Bank Foot, this delightful three-bedroom home is full of character and will appeal to a variety of buyers. Offered for sale with the benefit of no upper chain.

The Old Station Master's House is rare to the market and positioned in a great location, close to excellent transport links including the A1 motorway, Bank Foot Metro station, and a number of local bus routes to and from the City centre, Ponteland, and Westerhope. The property is also close to a wide variety of amenities and facilities including well-regarded schools and shopping at Kingston Park retail park.



Internally the property briefly comprises to the ground floor: - entrance lobby, hallway, lounge with doors to the dining room and a kitchen with fitted wall units, a large pantry and a breakfast bar along with access to a sun room and shower room WC. To the first floor there are three bedrooms and a family bathroom WC. Externally there is space for three cars to park in the front garden and there is a yard to the side and a generous lawned garden to the rear.

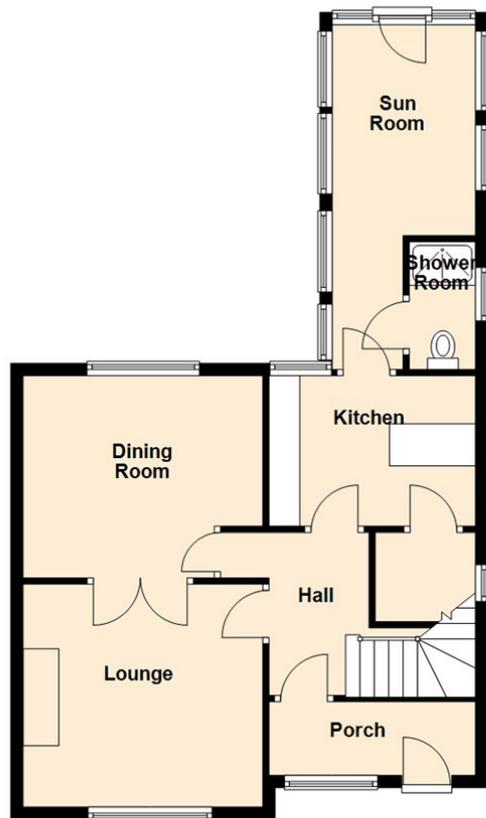
For more information and to book your viewing please call our Gosforth sales team on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*C\*.

Ground Floor



First Floor



Lounge 12'11" x 12'11" (3.96 x 3.95)

Dining Room 11'1" x 13'4" (3.40 x 4.08)

Kitchen 9'6" x 10'10" (2.91 x 3.31)

Sun Room 17'9" x 6'9" (5.43 x 2.06)

Bedroom One 12'11" x 12'9" (3.95 x 3.91)

Bedroom Two 14'0" x 10'9" (4.27 x 3.30)

Bedroom Three 10'3" x 10'11" (3.14 x 3.35)

Auctioneer's Comments

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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>		
	68	80
England & Wales		EU Directive 2002/91/EC

## The difference between house and home

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