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- For Sale by Modern Auction
- Subject to Reserve Price
- The Modern Method of Auction
- Three Bedrooms
- Council Tax Band \*A\*
- T & C's Apply
- Buyers Fees Apply
- First Floor
- Close To Amenities
- Call For More Information







For sale by Modern Method of Auction: Starting Bid Price £55,000 plus Reservation Fee.  
This property is for sale by The Great North Property Auction powered by iam-sold.

We welcome to the market this three bedroom, first-floor flat situated on the popular Holly Avenue in Wallsend.

Internally the property briefly comprises:- entrance and stairs to the first floor landing, lounge, kitchen with fitted wall and floor units, three good-sized bedrooms; the main benefiting from a bay window, and there is also a three piece bathroom WC. The property also benefits from gas central heating, ample storage and double glazing.

Early viewings are recommended. For more information and to book a viewing please call our High Heaton team on 0191 270 1122.

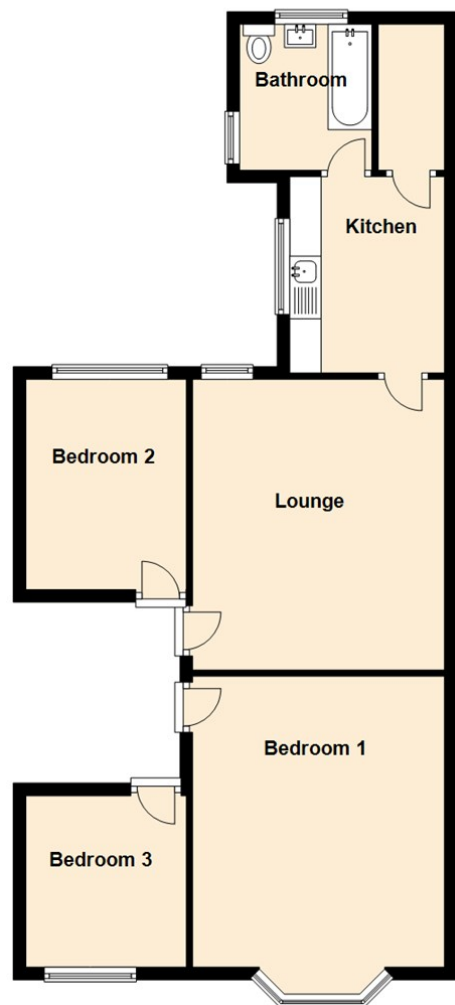
#### Tenure

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

Council Tax band \*A\*.



First Floor



## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

Lounge 15'2" x 10'11" (4.64 x 3.35)

Kitchen 10'2" x 8'0" (3.10 x 2.45)

Bedroom One 13'8" x 13'2" (4.17 x 4.03)

Bedroom Two 10'11" x 8'4" (3.35 x 2.55)

Bedroom Three 8'11" x 7'6" (2.74 x 2.29)

Auctioneer's Comments

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	56	75
England & Wales <small>EU Directive 2002/91/EC</small>		

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