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- For Sale by Modern Auction
- Subject to Reserve Price
- The Modern Method of Auction
- Ground Floor
- Viewing Recommended
- T & C's Apply
- Buyers Fees Apply
- In Need Of Renovation
- Council Tax Band *A*
- Call For More Information





This two-bedroom ground floor flat is in need of renovation and is located on Philiphaugh, a popular street in Wallsend.

For sale by Modern Method of Auction: Starting Bid Price £45,000 plus Reservation Fee

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

The property is positioned close to local shops along with access to well-regarded schools and excellent travel links and is only a short walk away from the Metro station and local bus links, with ease of access into Newcastle City Centre.

Internally the property briefly comprises: - entrance hallway with storage, main double bedroom with bay window, second bedroom, lounge, kitchen and a bathroom/w.c. Externally there is a private yard to the rear.

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

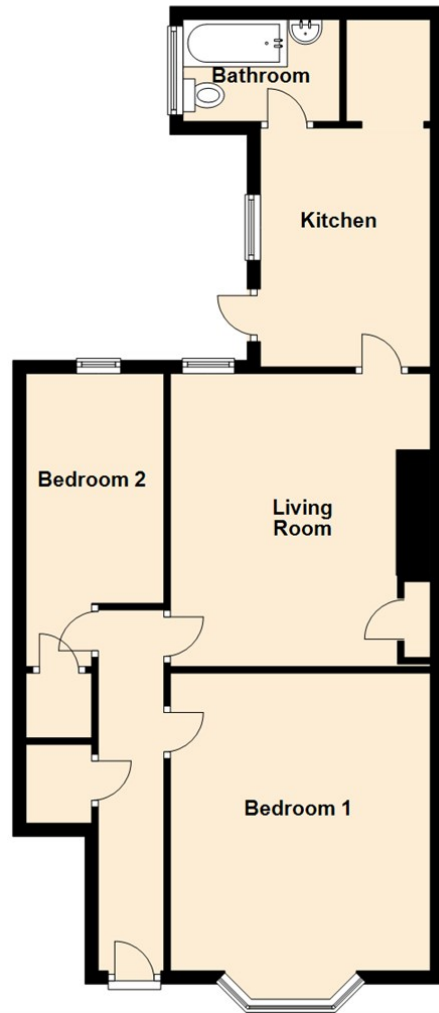
Tenure

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

Council Tax band *A*.



Ground Floor



The difference between house and home

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www.janforsterestates.com

Lounge 14'7" x 12'11" (4.46 x 3.96)

Kitchen 11'11" x 8'5" (3.64 x 2.59)

Bedroom One 14'10" x 12'11" (4.53 x 3.96)

Bedroom Two 11'5" x 6'10" (3.50 x 2.10)

Auctioneer's Comments

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	74
England & Wales <small>EU Directive 2002/91/EC</small>		

Gosforth

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Newcastle

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High Heaton

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Tynemouth

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Low Fell

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