

52 The Avenue

ST5 0NQ

Auction Guide £165,000

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STEPHENSON BROWNE

Offered via the Modern Method of Auction. Nestled on The Avenue in May Bank, this charming semi-detached cottage is a delightful two-bedroom home that exudes character, warmth, and a cottagey feel. Set back from the road, it offers a sense of privacy while maintaining a welcoming atmosphere.

As you step through the front door, you are greeted by a spacious lounge, a bright and inviting room that showcases a lovely feature fireplace, perfect for cozy evenings.

Alternatively, you may enter through the side gate into a private courtyard, leading to a side door that opens into a practical utility room. This area provides convenient access to an understairs storage cupboard and flows effortlessly into the generous kitchen/diner. This heart-of-the-home space is ideal for both everyday living and entertaining, enhanced by another charming feature fireplace that adds to its timeless, cottage-inspired appeal.

Venturing upstairs, the landing is bathed in natural light from a large window, creating an airy feel as you explore the upper level. Here, you will find two spacious double bedrooms, each brimming with character, with bedroom one featuring a fireplace that adds to the home's cozy, traditional atmosphere. The bathroom is a standout feature, offering a spacious retreat complete with both a separate shower and a bath, ensuring comfort and practicality.

Outside, the low-maintenance courtyard provides a serene spot for outdoor dining or relaxation, further enhancing the property's cottagey charm. This home beautifully combines space, character, and convenience, making it a truly inviting residence that is ready for you to move straight in and enjoy.

Before bidding, review the Buyer Information Pack (£349 incl. VAT). The successful buyer must sign a Reservation Agreement and pay a non-refundable Reservation Fee of 4.5% of the purchase price (incl. VAT), subject to a minimum of £6,600. Completion is required within 56 days.













Ground Floor

Utility Room
5'0" x 8'11"

Understairs Storage Cupboard
2'6" x 6'8"

Kitchen/Diner
11'4" x 17'0"

Lounge
13'11" x 19'4"

First Floor

Bedroom One
16'0" x 11'1"

Bedroom Two
14'0" x 7'11"

Airing Cupboard
3'0" x 2'6"

Bathroom
10'5" x 7'11"

Stephenson Browne AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

AUCTION
A Buyer Information Pack must be reviewed before bidding at a cost of £349 (including VAT). The successful bidder will enter into a Reservation Agreement and pay a non-refundable Reservation Fee of 4.5% of the purchase price (including VAT), subject to a minimum fee of £6,600, payable in addition to the purchase price and contributing towards the Stamp Duty Land Tax calculation. Completion must take place within 56 days. Buyers requiring finance should confirm mortgage suitability before bidding.











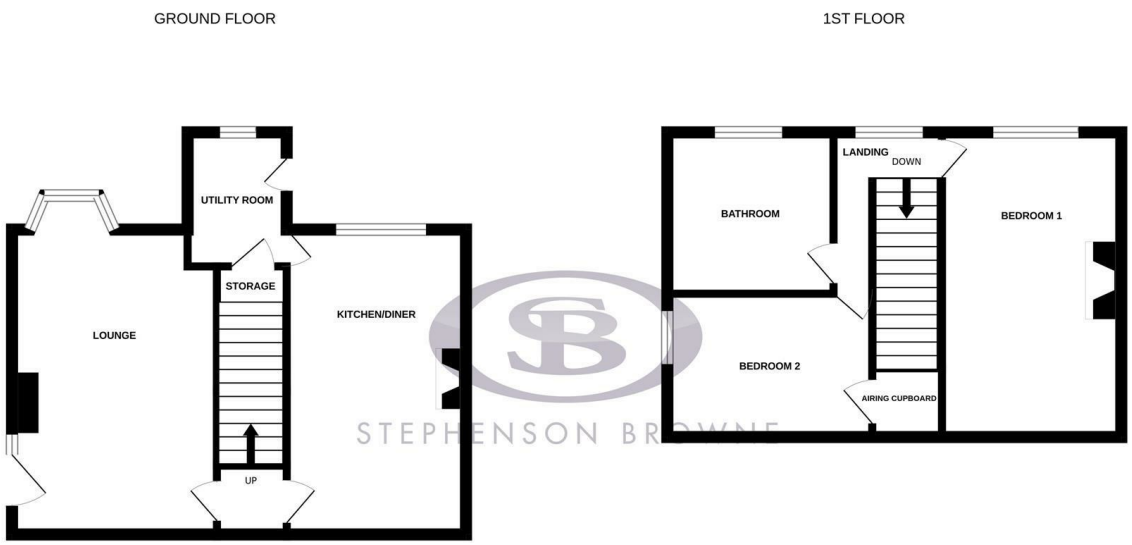


- For Sale by Modern Auction, Subject to Reserve Price & Reservation Fee
- Spacious lounge with feature fireplace
- Generous kitchen/diner – perfect for everyday living and entertaining
- Utility room with access to useful understairs storage
- Two large double bedrooms
- Bright upstairs landing with large window for natural light
- Spacious bathroom with separate shower and bath
- Beautifully decorated throughout with plenty of character
- Low-maintenance private courtyard – ideal for relaxing outdoors, Set back from the road in a private position with front yard
- Sought-after Newcastle location with excellent amenities nearby – ready to move straight into and enjoy a perfect blend of charm and convenience



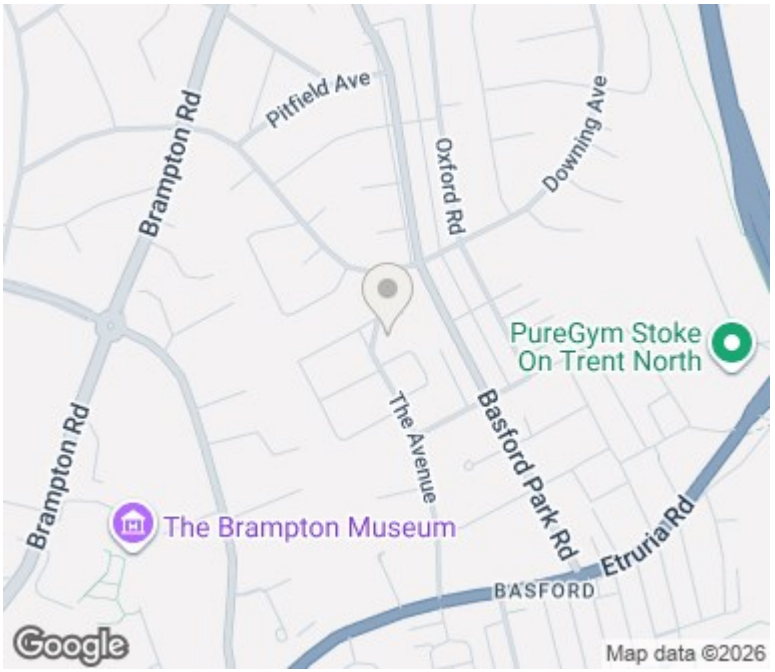


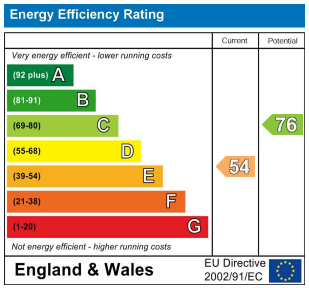
Floor Plan

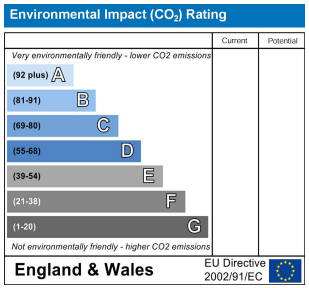


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map







Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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