

**Northwood**  
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## **4 Brook Court, Bedlington**

**Starting Bid: £60,000.00**



This Two bedroom mid terraced house is located on Brook Court, Bedlington the property would make an ideal purchase for first time buyer or investors and comprises of porch, lounge, kitchen with integrated oven and hob with extractor over and breakfast bar. To the first floor there is two bedrooms and family bathroom. Externally there is a small garden to the front of the property and private garden to the rear which is paved with gates to allow parking.

Located in Bedlington, Northumberland near to the A19 providing good access to the North, South and A1 this property is ideally located for anybody who needs to commute. The property is close to the main high street with excellent local amenities nearby including a Morrison's and Lidl supermarket, Bedlington Golf Club and a good selection of local shops.

### **Auctioneer's Comments**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### **Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

### **Disclaimer**

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.

### **Rooms**

Entrance Porch

Lounge

4.4m x 3.6m

Spacious lounge to the front of the property.

Kitchen

2.05m x 3.6m

Fitted with a range of wall and base units, integrated oven and hob with extractor over and breakfast bar.

#### Bedroom One

3.45m x 3.6m

To largest point

Spacious Double bedroom to the front of the property with over stair storage

#### Bedroom Two

3.35m x 1.67m

Bedroom to the rear of the property.

#### Family Bathroom

2.16m x 1.84m

Fitted with a three piece bathroom suite comprising of panelled bath with shower over, wash hand basin and wc

#### Externally

There is a small garden to the front and a private garden to the rear providing off street parking.