

Fallodon Gardens, North Fenham

Auction Guide Price: £70,000

RMS | Rook Matthews Sayer

3 1 1

Semi Detached House

No Chain

Three Bedrooms

Shower Installed to Third Bedroom

Ground Floor Bathroom

Driveway & Rear Garden

For any more information regarding the property please contact us today

Room Descriptions

Hallway
Stairs to first floor landing. Radiator.

Lounge 16' 7" max x 14' 7" into bay (5.05m x 4.44m)
Double glazed bay window to the front. Double glazed window to the front. Radiator.

Kitchen 18' 0" x 8' 2" (5.48m x 2.49m)
Two double glazed windows to the rear. Plumbed for washing machine. Gas cooker point. Extractor hood. Radiator. Door to the rear.

Bathroom 7' 6" max x 5' 11" (2.28m x 1.80m)
Frosted double glazed window to the rear. Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Radiator.

First Floor Landing
Double glazed window to the rear. Loft access.

Bedroom One 11' 2" x 10' 5" (3.40m x 3.17m)
Double glazed window to the rear. Storage cupboard. Radiator.

Bedroom Two 14' 4" into bay x 9' 11" max (4.37m x 3.02m)
Double glazed box bay window to the front. Radiator.

Bedroom Three 11' 0" x 6' 1" (3.35m x 1.85m)
Double glazed window to the front. Shower cubicle. Radiator.

External
Driveway to the front. Garden to the rear.

T: 0191 274 4661
Fenham@rmsestateagents.co.uk

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Benefitting from no chain is this semi detached house, available for sale by auction. The property offers a practical layout and good proportions throughout. The ground floor provides a reception room with fireplace, two windows which provide natural light, and wood effect flooring. The separate kitchen runs along the rear of the house and includes fitted units, worktops, tiled splashbacks and space for appliances, with a window overlooking the rear garden, and a door providing direct access to the garden.

Upstairs are three bedrooms. Two are double rooms with bay or picture windows, while the third bedroom includes a built in shower cubicle, offering flexibility as a guest room or home office with facilities. The entrance hall and staircase are naturally lit and give a straightforward flow to the accommodation.

Outside, the property benefits from a block paved front area providing off street parking, and a rear garden with a combination of patio and raised decking, bordered by fencing and mature shrubs.

The accommodation to the ground floor briefly comprises of entrance hallway, lounge, breakfasting kitchen and bathroom. To the first floor is a landing, three bedrooms, and bathroom. Externally there is a block paved driveway to the front and a garden to the rear.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.
Early viewing is recommended.

Council Tax Band: A EPC Rating: D

AUCTION DETAILS
For Sale by Auction: 29th October 2026
Bidding opens 24 hours prior at 10am
Option 1 - Terms and Conditions apply

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831 360
Terms and conditions apply see website www.agentspropertyauction.com

AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains - water meter
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Driveway

MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS
Listed? No
Conservation Area? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS
Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc...): No

BUILDING WORKS
Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

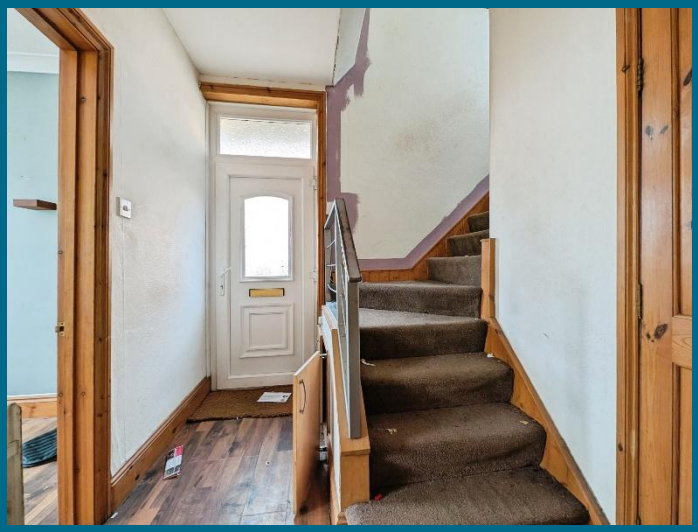
ACCESSIBILITY
This property has no accessibility adaptations.

TENURE
It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

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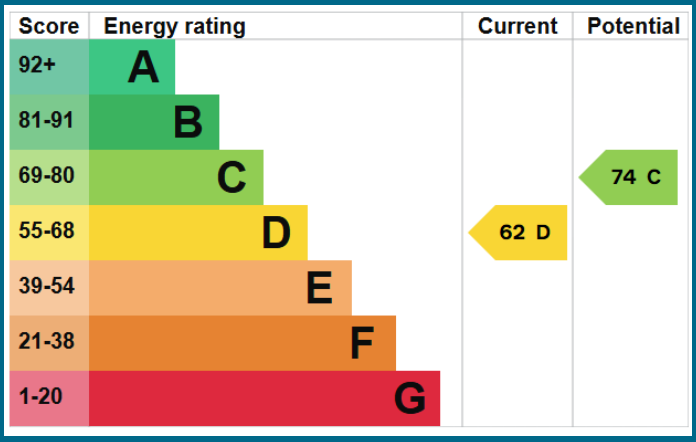






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Floor Plan – To Follow

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

The Property Ombudsman

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