



Baldwin Street

Peterlee SR8 3SJ

By Auction £30,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Baldwin Street

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- Immediate 'exchange of contracts' available
- EPC RATING- D
- Pleasant outlook to the front

- Being sold via 'Secure Sale'
- Two double bedrooms
- Close to the coast

- In need of refurbishment
- Two reception rooms
- Close to local amenities

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

PLEASE NOTE THAT NO VIEWINGS ARE AVAILABLE FOR THIS PROPERTY - PLEASE CONTACT US FOR FURTHER INFORMATION

Enjoying a pleasant outlook to the front, this spacious terraced house has two double bedrooms and two reception room. In need of refurbishment, the property is suited to investors with a potential yield of over 14%.

The floor plan comprises of an entrance hall, living room with fireplace, dining room and kitchen. To the first floor there are two bedrooms and a bathroom/WC. Externally there is a yard. Baldwin Street is situated within walking distance to local amenities and the coast.

GROUND FLOOR

Hall

Entered via UPVC door. With stairs leading to the first floor.

Living Room

14'11" x 11'8" (4.55 x 3.56)

Having a UPVC double glazed window to the front, feature fireplace and radiator.

Dining Room

14'11" x 14'0" (4.55 x 4.27)

With a radiator and under stairs cupboard.

Kitchen

13'11" x 5'2" (4.25 x 1.58)

With fitted units and worktops, a stainless steel sink and drainer unit, built in oven and hob with extractor over, fridge space, plumbing for a washing machine, tiled splashbacks, laminate flooring, radiator and a UPVC double glazed window and external door to the rear.

FIRST FLOOR

Landing

With access to the loft and a radiator.

Bedroom One

14'10" x 11'7" (4.54 x 3.55)

Generous double bedroom with a UPVC double glazed window to the front and radiator.

Bedroom Two

10'0" x 9'10" (3.06 x 3.00)

Further double bedroom with a UPVC double glazed window to the rear and radiator.

Bathroom/WC

7'0" x 4'7" (2.14 x 1.42)

Comprising of a bath with mixer shower over, pedestal wash basin, WC, tiled splashbacks, radiator and UPVC double glazed opaque window to the rear.

EXTERNAL

To the rear of the property is a yard.

AUCTIONEERS COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in

accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

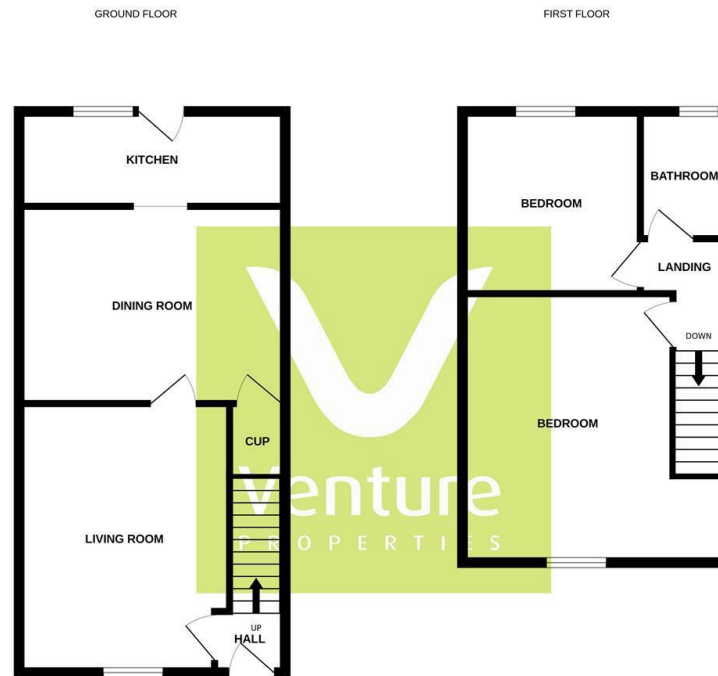
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

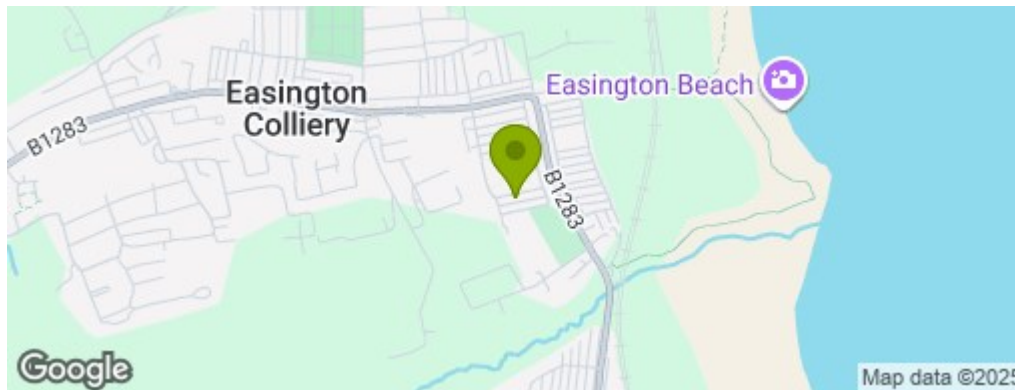
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all rooms, 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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Property Information

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