

MOVING HOMES

SALES & LETTINGS



Guide Price £50,000

Collingwood View, North Shields

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LIVE ONLINE AUCTION – 25/07/24 at 12:00. Option 2.

Disclaimer One

This property is to be sold via conditional auction (option 2). The successful buyer will need to pay a non-refundable deposit of £3,000.00, this deposit will form part of the purchase price of the property. After the deposit has been taken the buyer will then have 28 days to exchange contracts. After the exchange of contracts this purchase must complete no later than 14 days from this date.

Disclaimer Two

Every auction property comes with a guide price and a reserve price. The guide price sets the starting point for bidding, while the reserve price represents the minimum price that the seller is willing to accept at auction. The auctioneer is not allowed to sell the property below this reserve price. The reserve price is not revealed to the public and is kept confidential between the seller and the auctioneer. It may be up to 10% higher than the guide price. Please note that both the guide price and the reserve price are subject to potential changes leading up to and including the day of the auction.

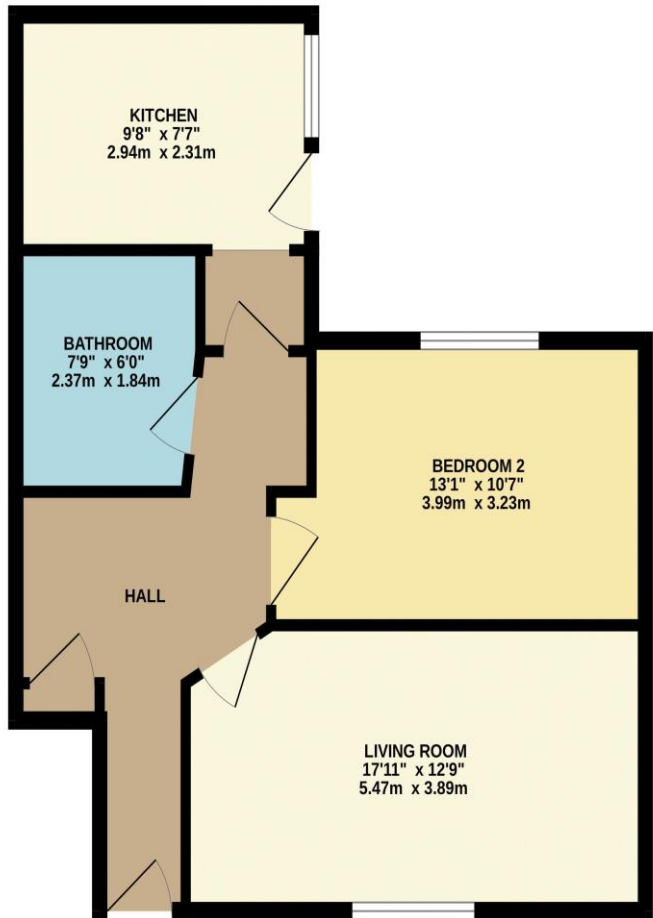
Disclaimer Three

At your request we can refer you to a Solicitor from our panel. It is your decision whether you choose to deal with them, should you decide to use them you should know that we would receive a referral fee of £180 including Vat from them for the recommendation. **Reservation Fee** This property is sold subject to a non-refundable reservation fee of £2,400.00 inc VAT (£2,000.00 plus VAT) The reservation fee does not form part of the purchase price. **Legal Pack** A legal pack will be available to download before the auctions end date. We strongly recommend all buyers to familiarise themselves with the legal pack prior to bidding. **Registration** To register to bid for this property please copy the link below into your browser. **Property Description** Welcome to Collingwood View, a practical ground-floor flat located in North Shields, NE29 0ER.

This property offers straightforward living space with a touch of character, making it ideal for first-time buyers, investors, or those looking to downsize. Upon entering, you'll find a spacious living room that provides ample space for everyday activities. The bedroom is well-proportioned, offering enough space for comfortable living. The bathroom is equipped with all the essential fixtures to meet your daily needs. This property has a shared yard and on-street parking. While modest, the yard provides a small outdoor area for fresh air and relaxation. Collingwood View is located in a vibrant area with excellent transport links, making commuting easy. Nearby amenities include shops, cafes, and parks, ensuring everything you need is within reach. Overall, Collingwood View is a functional property with character that offers good value for those looking to buy their first home, invest, or downsize. Its combination of practical living space and convenient location makes it a reliable choice for various potential buyers. **EPC Rating** - To Follow Council Tax Band A £1,408.23 pa **Tenure** - The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative. To secure a viewing in the first instance please contact Moving Homes on 0191-2964600 or visit our website movinghomesuk.com.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

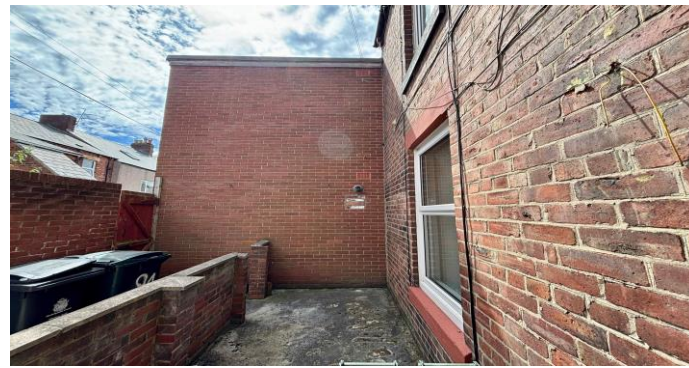
GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 sq.m.) approx.

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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