



**23 South Market Street**

Hetton Le Hole  
Houghton-le-Spring  
DH5 9DP

Auction Guide Price **£65,000**  
**Freehold**

Mid Terrace House  
Three Bedrooms  
Close to all Amenities  
Vacant Possession  
Ideal Investment Opportunity  
Viewing Recommended





This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

### **ENTRANCE HALL**

Double glazed entrance door and staircase to first floor.

### **LOUNGE**

13' 7" x 13' 7" (4.15m x 4.16m) Double glazed window to front, coving to ceiling, dado rail, stone effect fireplace, tiled inset and hearth, telephone point and radiator.

### **DINING KITCHEN**

13' 5" x 13' 5" (4.10m x 4.11 m) Part tiled walls, fitted wall and base units, work surfaces, single bowl drainer sink, integrated electric oven and hob, extractor hood, space for washing machine,





radiator and double glazed window to rear.

### **REAR PORCH**

3' 1" x 13' 2" (0.94m x 4.02m) Double glazed window to rear.

### **BEDROOM 1**

10' 2" x 13' 6" (3.12m x 4.14m) Double glazed window to rear, telephone and television points, built in storage cupboard housing combination boiler and radiator.

### **BEDROOM 2**

9' 5" x 7' 2" (2.89m x 2.19m) Double glazed window to front, fitted wardrobes, dressing table and radiator.

### **BEDROOM 3**

7' 2" x 7' 2" (2.19m x 2.19m) Double glazed window to front.

### **BATHROOM**

Tiled walls, white three piece suite comprising of a panelled bath, pedestal wash hand basin, low level WC, radiator and double glazed window to rear.

### **REAR YARD**

Mainly paved enclosed by walled boundaries with gated access.



**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Sunderland City Council

A

C

**Houghton Le Spring**

24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

**Contact**

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.