



- 2 Bed Semi Detached Bungalow
- 19' Lounge with Fireplace
- Detached Garage
- Starting Bid with Reserve. Buyer Pays Fees

- Pleasant Head of Cul-de-Sac Location
- Sought After Location
- Parking for a Number of Vehicles

- Scope for Some Cosmetic Updating
- West Facing Rear Garden
- For Sale by Modern Auction - T & C's Apply

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 winning bidder 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 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 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. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

This 2 bedroomed semi detached bungalow is pleasantly situated at the head of a cul-de-sac, within this sought after residential development. With gas fired central heating and sealed unit double glazing, there is great scope for the successful buyer to carry out some cosmetic updating and create a superb home to their own taste and requirements. The Entrance Hall leads to the 19' Lounge, with bay and Delft rack and the focal point of which is a coal effect real flame gas fire within a polished wood surround. The Kitchen has been refitted with a range of wall and base units, sink unit, split level oven with 4 ring ceramic hob, plumbing for a washer, central heating boiler and door to the side. There is an Inner Hall with airing cupboard housing the insulated hot water cylinder. Bedrooms 1 and 2 are both to the rear. The Shower/WC has a low level wc, pedestal wash basin and shower cubicle with mains sho



Entrance Hall 8'0 x 3'2 (2.44m x 0.97m)

Lounge 9'8 x 19'5 (into bay) (2.95m x 5.92m (into bay))

Kitchen 9'0 x 8'0 (2.74m x 2.44m)

Inner Hall 5'8 x 2'9 (1.73m x 0.84m)

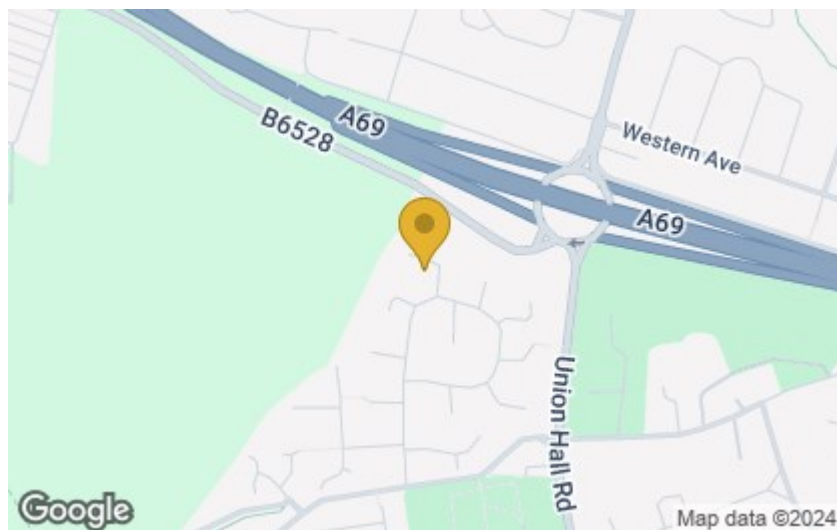
Bedroom 1 12'0 x 9'10 (3.66m x 3.00m)

Bedroom 2 9'0 x 8'2 (2.74m x 2.49m)

Shower/WC 8'0 c 5'0 (2.44m c 1.52m)

Detached Garage 17'2 x 8'3 (5.23m x 2.51m)

Auctioneers Comments



Energy Performance: TBC

Council Tax Band: B

Distance from St John Vianney Catholic Primary School: 0.4 miles

Distance from West Denton Primary School: 0.4 miles

Superfast Broadband

*All distances are approximate*

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.