



Canon Cockin Street, Hendon, Sunderland

Auction Guide Price £30,000

FOR SALE BY MODERN AUCTION – T & C'S APPLY

BUYERS FEES APPLY

THE MODERN METHOD OF AUCTION

SUBJECT TO RESERVE PRICE

EPC RATING (to follow)

ONLINE BIDDING AVAILABLE

THIS PROPERTY IS FOR SALE BY MODERN METHOD OF AUCTION POWERED BY IAM SOLD LTD. STARTING BID £30,000 PLUS RESERVATION FEE. INVESTOR OR BUY TO LET OPPORTUNITY - 2 BEDROOM MID TERRACED "COTTAGE" ALL ON ONE LEVEL - BUY TO LET COMPLIANT WITH GAS & ELECTRIC CERTIFICATE - CURRENT TENANT OCCUPIED FOR 10 YEARS AND WOULD LIKE TO STAY IF POSSIBLE - RENT CURRENTLY £350pcm WITH SCOPE TO INCREASE TO MIN OF £400pcm - LOTS OF TENANT DEMAND IN THIS AREA ... Good Life Homes are delighted to bring to the market a property which may be of interest to buy to let investors looking for the potential of a 10% + yield and a property which meets the gas and electrical safety requirements. Currently occupied by a long term tenant on an AST paying £350pcm, there is scope to increase the rent to a minimum of £400pcm whilst still offering value as open market rents for this property are now in the region of £450pcm. The property is laid out on one level and briefly comprises; entrance hall, 2 bedrooms, lounge, kitchen, bathroom, private rear courtyard, gas central heating via Combi boiler and uPVC double glazing. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means you won't pay us anything unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

46 Windsor Terrace , Sunderland, SR2 9QF
Tel: 0191 565 66 55 Email: info@goodlifehomes.co.uk
www.goodlifehomes.co.uk

ACCOMMODATION

AUCTIONEERS COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/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. These services are optional.

ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed door. Carpet flooring, modern consumer unit, electric and gas meter. Door leading off to entrance hall.

ENTRANCE HALL

Carpet flooring, radiator, doors leading off to bedroom 1 and lounge.

BEDROOM 1 16' 0" x 13' 8" (4.87m x 4.16m)

Large double bedroom with carpet flooring, radiator, front facing white uPVC double-glazed bay window. High ceiling extending to approx. 10ft with original coving and cornice.

LOUNGE 14' 0" x 10' 9" (4.26m x 3.27m)

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Door leading off to bedroom 2, door leading off to kitchen.

BEDROOM 2 10' 2" x 6' 7" (3.10m x 2.01m)

Unable to gain access due to storage.

KITCHEN 12' 10" x 6' 4" (3.91m x 1.93m)

Vinyl tile-effect flooring, white uPVC double-glazed window facing out onto rear courtyard. kitchen with a range of wall and



floor units in a light wood-effect finish, radiator, wall mounted Combi boiler, door leading off to rear lobby.

REAR LOBBY

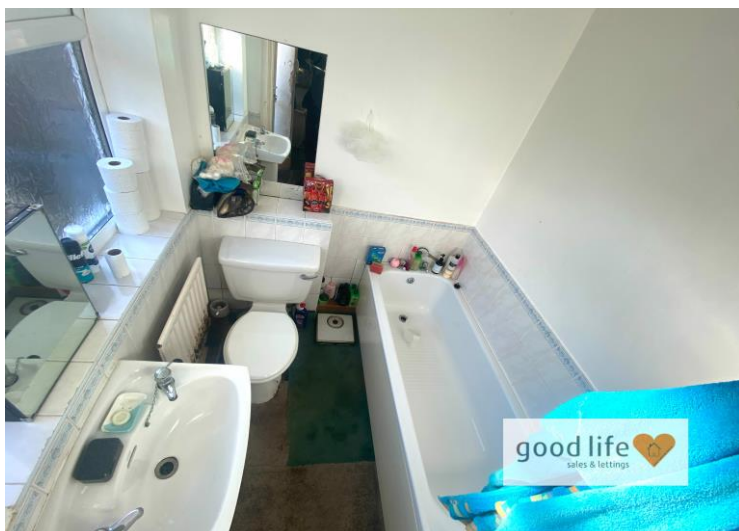
Vinyl tile-effect flooring, uPVC door leading to rear courtyard, door leading off to bathroom, door leading off to cupboard.

BATHROOM 5' 8" x 5' 7" (1.73m x 1.70m)

Vinyl tile-effect flooring, white bathroom suite comprising of; toilet with low level cistern, sink with single pedestal and chrome taps, bath with chrome taps. Radiator, side facing white uPVC double-glazed window with privacy glass, extractor fan.

EXTERNALLY

Timber gates providing the potential for vehicle access, paved courtyard.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.