















For Sale by Modern Method of Auction; Starting Bid Price £65,000 plus reservation Fee.

A surprisingly spacious three bedroom two reception room mid terraced double fronted cottage ideal for landlord investors and larger families.

Available with no upward chain, the property sits within this quiet avenue walking distance from Southwick Village Green and in a central position within easy reach of the City centre, A19 and coast.

Internal accommodation comprises entrance lobby, reception hall, lounge/bedroom 3, dining room/living room, sun room, kitchen, two bedrooms, a bathroom and a box room suitable for a variety of uses, the property externally has courtyard to the front and a sun drenched enclosed courtyard to the rear with a remote control roller shutter door and space for off street parking. Benefitting from gas central heating and UPVC double glazing to most windows, this competitively priced home should prove to be very popular indeed and required immediate internal inspection.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Six panel timber door to

## Entrance Vestibule

## Reception Hall

Radiator.

## Lounge/Bedroom 3 13'6" x 12'7"



Fireplace, UPVC double glazed bay window to front, radiator, double sliding doors to living room.

## Living Room/Dining Room 13'10" x 12'1"



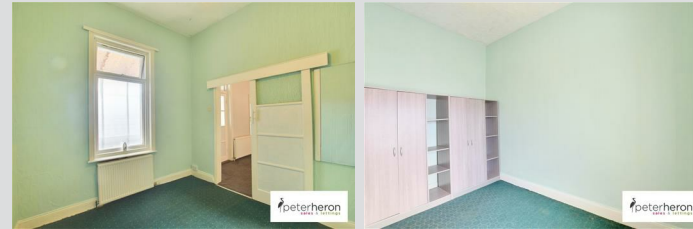
Glass door into sun room and door into kitchen.

## Dining Room/Sun Room 14'11" x 6'8"



Double radiator.

## Bedroom 1 (rear) 12'0" x 9'4"



Wardrobes, single glazed window to rear.

## Bedroom 2 (front) 13'6" x 6'10"



## Kitchen 7'4" x 14'11"



Good selection of base and eye level units with stone coloured working surfaces incorporating single drainer 1 1/2 bowl sink unit, space for gas cooker and fridge freezer, plumbing for automatic washing machine, wall mounted gas combination boiler serving hot water and radiators, tiled splashbacks, fitted shleved cupboards.

## Rear Lobby

Single radiator.

## Box Room 6'11" x 8'9"



Suitable for a variety of uses or storage.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Pedestal washbasin and free standing double ended bath with overhead shower - white suite, UPVC double glazed window, double radiator.

## Separate WC



## Outside



Forecourt to the front and enclosed courtyard to the rear enjoying a sunny situation with electric remote control roller shutter door.

### Council Tax Band

The Council Tax Band is Band A.

### Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

### Auction 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 is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

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 £7,080 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 £960 inc. VAT. These services are optional.

### Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Please note that in the event the purchaser uses the

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# MAIN ROOMS AND DIMENSIONS

services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

## Sea Road Viewings

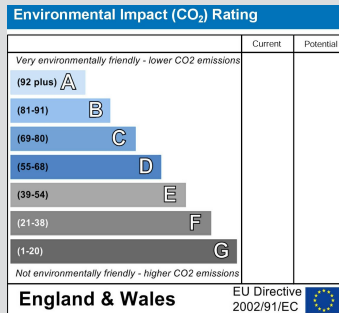
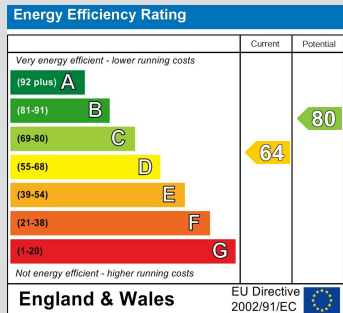
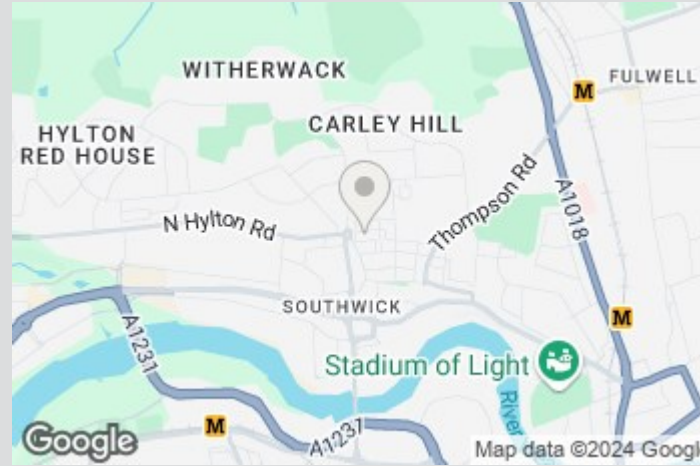
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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