









For Sale by Modern Method of Auction; Starting Bid Price £90,000 plus reservation Fee.

Occupying a highly sought after position on this popular street located at the Fulwell end of Roker and just a short walk of local amenities, this larger than average mid terraced two bedroom cottage offers a comfortable living space ideal for first time buyers and those looking to downsize.

Available with no upward chain, the property would benefit from general modernisation and refurbishment works which has been reflected in the price with accommodation comprising entrance portico, reception hall, living room, dining kitchen, lean to utility, two bedrooms and a bathroom. Benefiting from some double glazing and gas central heating, the property externally has a forecourt to the front and enclosed courtyard to the rear which enjoys a westerly aspect and secure off street parking.

Walking distance from the Stadium of Light Metro station and within easy reach of the sea front and Sea Road shopping centre, this delightful home should command a high level of interest and should be viewed as a matter of urgency.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door to

## Entrance Portico

Wood effect vinyl flooring, glazed door to reception hall.

## Reception Hall

Original delft rack and wall panelling, single radiator.

## Bedroom 1 (front) 15'8" x 15'3"



Maximum dimensions into alcoves and UPVC double glazed bay window to front.

## Bedroom 2 (rear) 11'0" x 7'2"



Single radiator, timber framed single glazed window to rear.

## Living Room 15'8" x 14'6"



Maximum dimensions into alcoves, timber framed single glazed window to rear, double radiator, gas fire with marble hearth, arched alcoves.

## Inner Lobby

Large shelved cupboard, part glazed Georgian design door to lean to.

## Lean To 6'8" x 10'11"



Plumbing for automatic washing machine, wall mounted gas

combination boiler serving hot water and radiators. Single glazed windows and part glazed door leading out into west facing rear courtyard.

## Dining Kitchen 10'11" x 8'6"



A selection of base units with stone coloured working surfaces incorporating single drainer stainless steel sink unit with pedestal mixer tap, wall mounted glass fronted display cabinet, tiled splashbacks, space for fridge freezer, space for electric cooker, UPVC double glazed window to side with window mounted extractor unit. Dining area with single radiator, wood effect vinyl flooring.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Pedestal washbasin and panel bath with overhead electric shower and glass screen - white suite with part tiled walls and UPVC double glazed window to side, built in cupboard with fitted shelving, double radiator.

## Separate WC

Single glazed framed timber window and tiled walls.

## Outside

Forecourt to front and enclosed courtyard to the rear enjoying a westerly aspect and off street parking accessed via up and over 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.

## Important Notice

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.

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Please note that in the event the purchaser uses the 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](http://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.

## Auction Comments 1

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.

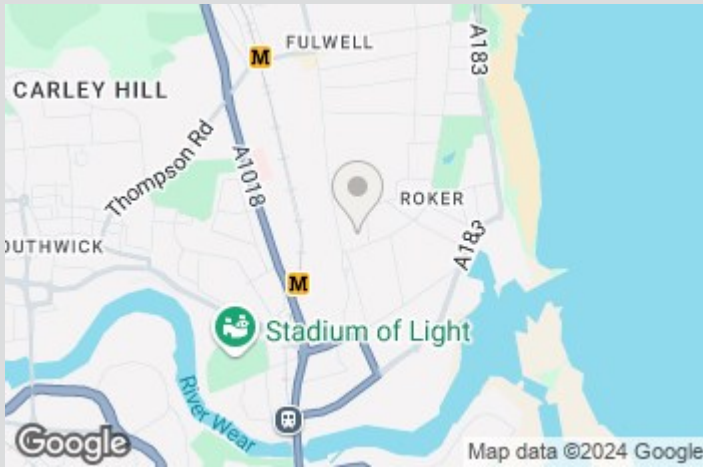
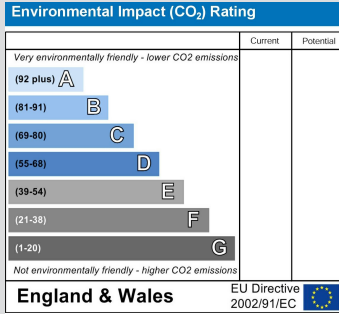
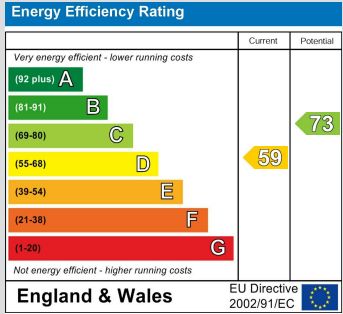
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £7,080 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. 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.

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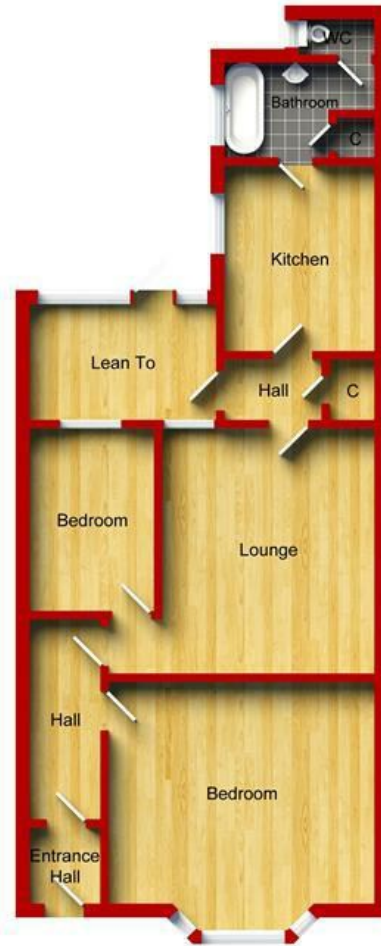
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# MAIN ROOMS AND DIMENSIONS

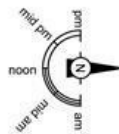


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Ground Floor  
Approximate Floor Area  
(79.90 sq.m)



13 Kingston Terrace