







A PAIR OF FLATS TO BE SOLD AS ONE FREEHOLD UNIT!

For Sale by Modern Method of Auction; Starting Bid Price £60,000 plus reservation Fee.

Great investment opportunity but requires refurbishment works, we welcome to the market two flats for auction, an exciting opportunity for investment landlords, the ground floor flat is vacant and the first floor flat has a sitting tenant currently paying a rent of £414.75 PCM.

The ground floor flat comprises, lounge, kitchen, two bedrooms and a bathroom whilst the first floor flat comprises lounge, dining room, kitchen, two bedrooms and a bathroom. Externally there is a shared courtyard to the rear.

Situated in the popular residential area of Southwick and is ideally place for all amenities, close to schools and boasts excellent transport links to Sunderland City centre and wider road networks.

MAIN ROOMS AND DIMENSIONS

Flat 96 (Ground Floor Flat)

Ground Floor

Access via wooden entrance door.

Entrance Hall

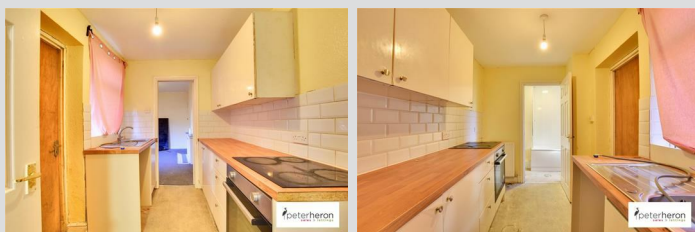
Radiator, storage cupboard and doors to the bedrooms and lounge.

Lounge 13'3" x 12'0"



Double glazed window to rear elevation, radiator, storage cupboard and door to the kitchen.

Kitchen 9'3" x 6'4"



Wall and base units with counter tops over incorporating single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven and electric hob, space provided for fridge freezer and washing machine. Radiator and door to bathroom.

Bathroom



Low level WC, wash hand basin and bath with overhead shower, radiator, wall mounted boiler and 2x double glazed windows to the rear.

Bedroom 1 9'9" x 8'1"



Double glazed window to the front and radiator.

Bedroom 2 7'1" x 7'0"



Double glazed window to the front and radiator.

Flat 94 (First Floor Flat)

Entrance via UPVC door and stairs to first floor landing.

First Floor Landing

Radiator, doors to the bedrooms, lounge and sitting room.

Lounge 15'10" x 12'0"

Double glazed box bay window to front and radiator.

Dining Room

Double glazed window to rear elevation, radiator, storage cupboard and door to kitchen.

Kitchen 7'1" x 6'4"

Wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap, space provided for fridge freezer, washing machine and oven, double glazed window to the rear elevation and door to the rear hall.

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MAIN ROOMS AND DIMENSIONS

Rear Hall
Radiator. Door to the bathroom and door leading down to the ground floor.

Bathroom
Low level WC, hand wash basin, bath and 2x double glazed windows to the rear.

Bedroom 1 15'9" x 11'11"
Double glazed box bay window to front and double radiator.

Bedroom 2 9'3" x 8'8"
Double glazed window to the rear and radiator.

Outside
Shared courtyard to the rear.

Council Tax Band
The Council Tax Band is Band A.

Tenure Freehold
We are advised by the Vendors that the properties are on a 999 year lease and the freehold is included in the sale. Any prospective purchaser should clarify this with their Solicitor.

There is no ground rent and service charge payable.

Auction Comments
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 £ 349.00 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.

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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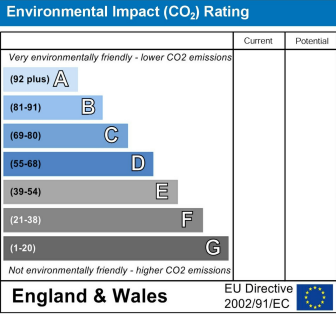
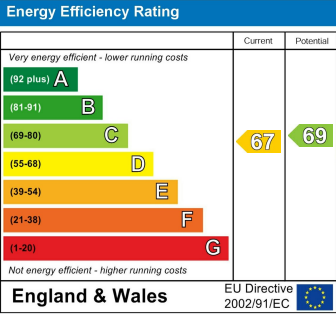
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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

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

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

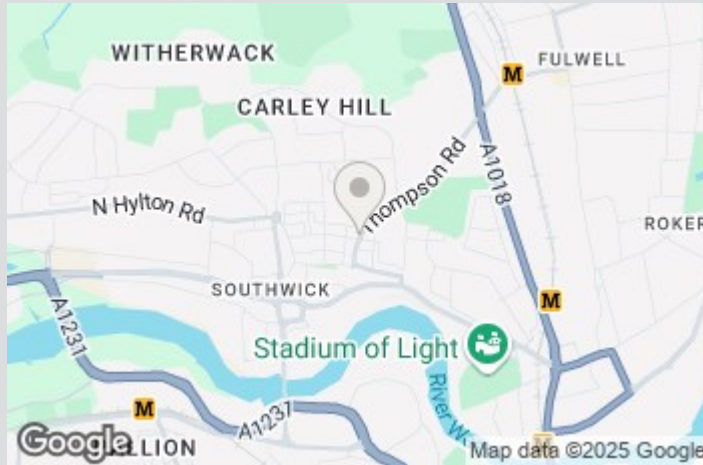
Ombudsman
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