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sales & lettings

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Horatio Street, Roker, Sunderland

Guide price £99,950







For Sale by Modern Method of Auction; Starting Bid Price £99,950 plus reservation Fee.

A spacious two bedroom, two reception room mid terrace home, enjoying a delightful position for easy access to the sea front and marina. Internal accommodation comprises to the ground floor of a hall, two versatile reception rooms and a modern kitchen whilst to the first floor there are two bedrooms and a contemporary bathroom/wc. Externally there is a generous enclosed courtyard to the rear. Benefiting from gas central heating to radiators and UPVC double glazing. This location is ideal for local shops and schools, as well as transport connections. With immediate vacant possession and no upper chain involved, early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall

Radiator and stairs to the first floor.

Lounge 13'5" x 11'3"



Double glazed window to the front and radiator.

Dining Room 17'4" x 10'2"



Double glazed window to the rear, radiator, feature fireplace and door to kitchen.

Kitchen 8'2" x 6'1"



Base units with work surfaces over incorporating a single bowl stainless steel sink and drainer unit, integrated appliances include an oven and hob, space has been provided for the inclusion of washing machine. Double glazed window to rear, radiator and UPVC door to rear.

First Floor Landing

Access hatch to loft.

Bedroom 1 16'2" x 11'3"



Double glazed window to front, radiator, built in wardrobes, dresser and storage cupboard.

Bedroom 2 10'9" x 7'3"



Double glazed window to rear, radiator, two storage cupboards.

Bathroom



Low level WC, washbasin and bath, walk in shower cubicle, chrome heated towel rail and radiator.

Outside



Low maintenance garden to the rear.

Tenure FH

We are advised by the Vendors that the property is

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MAIN ROOMS AND DIMENSIONS

Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand

The Council Tax is Band A.

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

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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 services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Viewings Srd

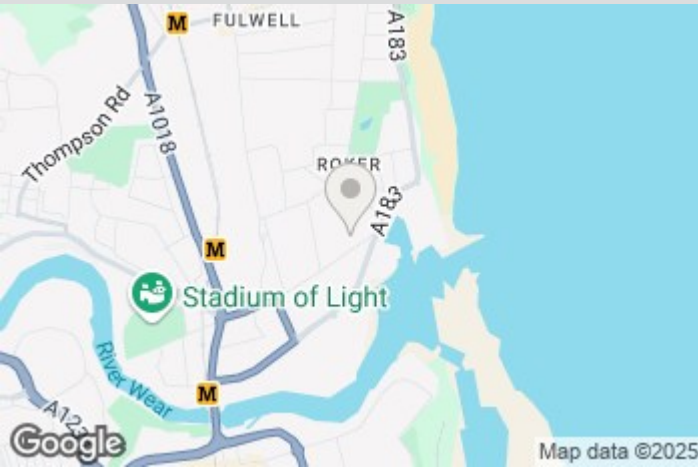
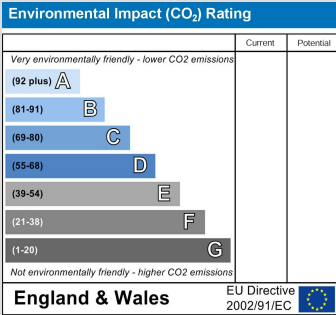
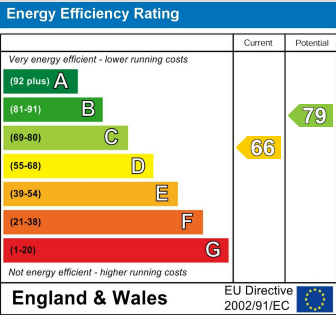
To arrange an appointment to view this property contact our Sea Road branch on .

Opening Times

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