



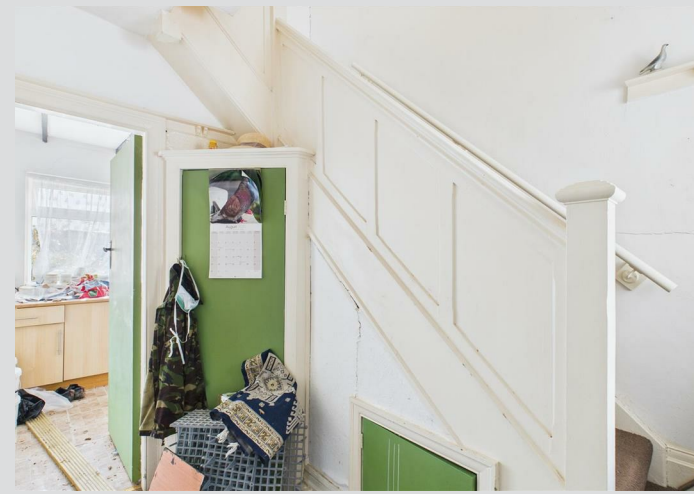
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sales & lettings

Broomshields Avenue, Fulwell, Sunderland

Guide price £99,950







For Sale by Modern Method of Auction; Starting Bid Price £99,950 plus reservation Fee. Cash Buyers Only! A fantastic opportunity to purchase this semi-detached house, providing great potential for a new owner to upgrade and modernise to their requirements. The property enjoys a delightful cul-de-sac position within this highly regarded residential area. Internally the current layout briefly comprises to the ground floor of an entrance porch, hall, two reception rooms, both with bay windows, a kitchen and a side side porch whilst to the first floor there are two double bedrooms, bathroom and a separate wc. Externally there are gardens to the front and rear. This location is ideal for local amenities, shops, schools and transport links, as well as being well placed for access to the coast.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Porch

Door through to hall.

Hallway



Staircase to first floor.

Lounge 14'0" into bay x 11'3" into alcove

Double glazed bay window to front and radiator.

Dining Room 14'2" into bay x 11'4" into alcove

Double glazed bay window to rear and radiator.

Kitchen 8'2" x 8'0" narrowing to 5'7"



Fitted base units with work surfaces over incorporating sink and drainer unit, space for cooker, double glazed window to rear, built in cupboard, wall mounted boiler and door to side porch.

Side Porch



Three double glazed windows, single glazed window and door to rear garden.

First Floor Landing

Double glazed window to front and built in cupboard.

Bedroom 1 14'5" into bay x 11'5" into alcove



Double glazed bay window to front and radiator.

Bedroom 2 10'1" x 14'1" into bay



Double glazed bay window and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Pedestal washbasin and panel bath, radiator and double glazed window.

Separate WC

Low level WC and window.

Outside



Gardens to the front and rear.

Council Tax Band

The Council Tax Band is Band B.

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 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 - 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 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.

Important Information

There are signs of cracking into the brickwork but there are no reports available.

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

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

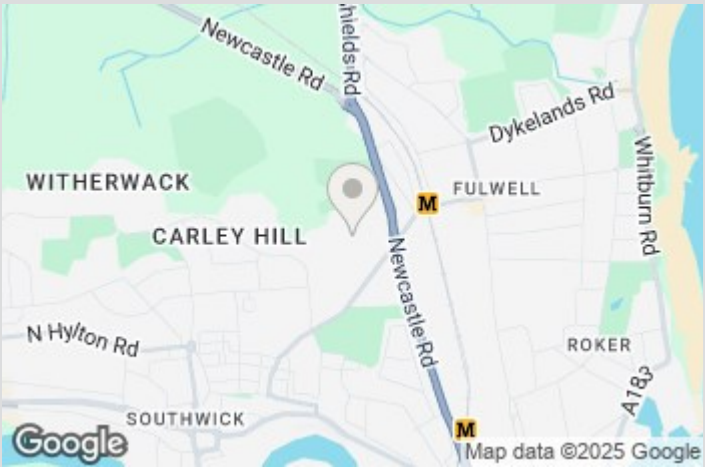
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MAIN ROOMS AND DIMENSIONS

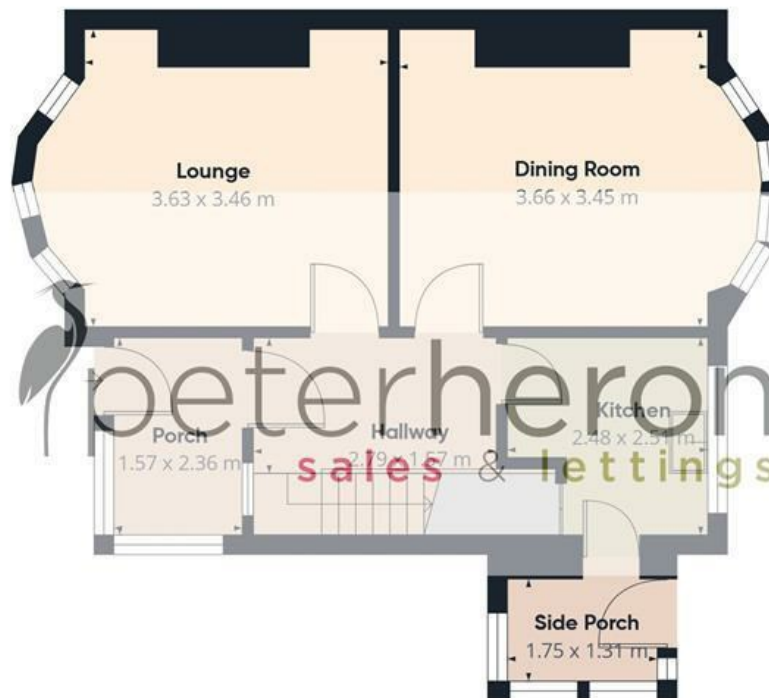
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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Floor 0

Approximate total area⁽¹⁾
82.3 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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