



17 Marlesford Close, Moorside, Sunderland, Tyne And Wear, SR3 2QW
For auction Starting Bid £55,000

THOMAS WATSON
Estate Agents

**** FOR SALE VIA THE GREAT NORTH PROPERTY AUCTION **** Starting bid £65,000 ****

We are pleased to bring to the market this two bedroom ground floor apartment providing an ideal investment opportunity. The property is situated in the Doxford Park area of Sunderland with good access to Doxford International and the A19, providing an easy commute to Durham, Teeside and Tyneside centres. Benefitting from night storage heating and up vc double glazing. Briefly comprising; hallway, living room, kitchen with fitted units and some appliances, inner hallway, two double bedrooms both of which have fitted wardrobes, shower room/wc with three piece suite. Gardens to rear and single garage in nearby block.

For sale via our online auction.

Visit our website and click on the auction button to bid online or visit <http://thomaswatsonauctions.iam-sold.co.uk/>

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyers solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% to a minimum of £5,000.00 + VAT (£1,000.00) = (£6,000.00) which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by Great North Property Auction powered by iam-sold Ltd.



**ACCOMMODATION COMPRISES
GROUND FLOOR**

HALLWAY

UPVC front door

**LIVING ROOM 3.2 x 4.63 (10'6" x
15'2")**

Night storage heater with cover



LIVING ROOM



KITCHEN 2.23 x 2.66 (7'4" x 8'9")

Range of fitted wall, floor units and work surfaces, stainless steel sink unit and single drainer,



KITCHEN

Electric oven and electric hob with cooker hood, fridge/ freezer, automatic washing machine, upvc rear door



INNER HALLWAY

**BEDROOM 1 (FRONT) 2.57 x 3.6
(8'5" x 11'10")**

Night storage heater, two built in wardrobes



BEDROOM 1



**BEDROOM 2 (REAR) 2.98 x 2.59
(9'9" x 8'6")**

Night storage heater with cover, built in wardrobe, airing cupboard



**SHOWER ROOM/WC 2.11 x 1.66
(6'11" x 5'5")**

Chrome heated towel rail, suite comprising shower cubicle with plumbed in shower, wash hand basin and low level wc, fully tiled walls



SHOWER ROOM/WC



EXTERNAL

Gardens to rear with shrubs, trees and decking. Garage in nearby block



Disclaimer

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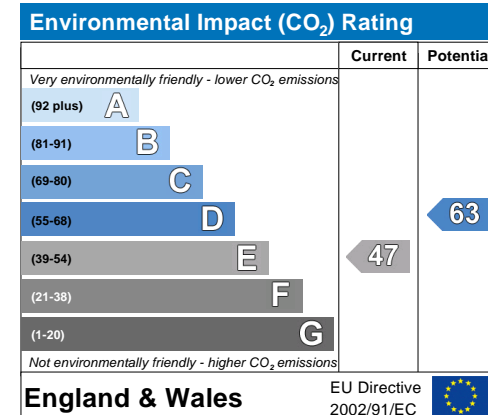
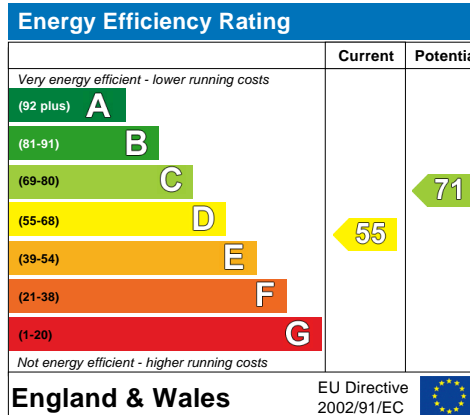
Energy Performance Certificate



17, Marlesford Close
SUNDERLAND
SR3 2QW

Dwelling type: Ground-floor flat
Date of assessment: 22 October 2009
Date of certificate: 22 October 2009
Reference number: 9764-2892-6801-0021-9311
Type of assessment: RdSAP, existing dwelling
Total floor area: 53 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	498 kWh/m ² per year	344 kWh/m ² per year
Carbon dioxide emissions	3.9 tonnes per year	2.7 tonnes per year
Lighting	£58 per year	£29 per year
Heating	£369 per year	£251 per year
Hot water	£171 per year	£120 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.