

For Sale by Modern Method of Auction; Starting Bid Price £115,000 plus reservation Fee.

LEASEHOLD PROPERTY – CASH BUYERS ONLY! A spacious three bedroom semi-detached home, enjoying a superb cul-de-sac position within the ever popular Moorside development. Internally the accommodation includes an entrance porch, hall with staircase to the first floor, lounge to the front and to the rear an open plan dining room that opens into a kitchen and there is a conservatory. From the kitchen there is access to a wet room/wc. On the first floor there are three bedrooms and a bathroom/wc. Externally there are gardens to the front and rear, driveway, an attached store and a garage located in a nearby block. This area is well served by an excellent range of local amenities, shops and schools as well as being convenient for Doxford International Business Park and offering great connections to major road links including the A19. We have been advised by the vendor that the property has solar panels that are subject to a lease agreement. Viewing recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

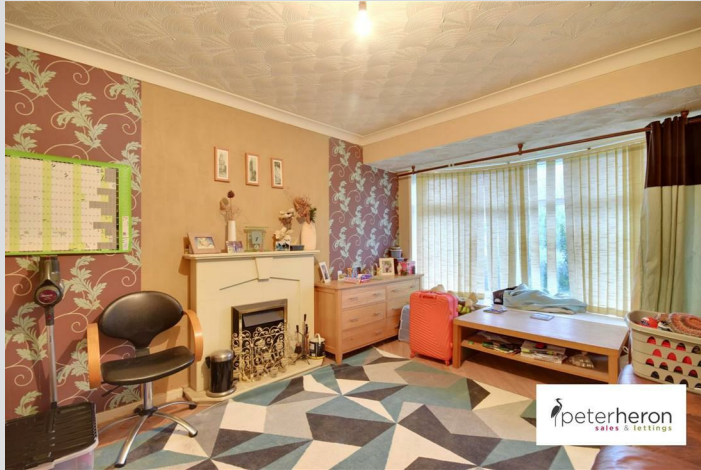
## Entrance Porch

There is an inner door leading through to the hall.

## Hall

With a radiator, staircase to the first floor and a door to the store area.

## Lounge 13'9" x 11'5"



With a double glazed bow window to the front and a radiator.

## Open Plan Dining Kitchen



## Dining Area 17'8" x 10'7"

## Kitchen Area 8'11" x 9'4"



Fitted with a range of wall and base units with work surface

over incorporating a sink and draining unit, spaces have been provided for the inclusion of a cooker and a washing machine, there is a double glazed window to the rear, wall mounted boiler, a radiator and double glazed French door to the conservatory and a door to the wet room.

## Conservatory 12'1" x 8'9"

Double glazed French door to the garden, double glazed window and a radiator.

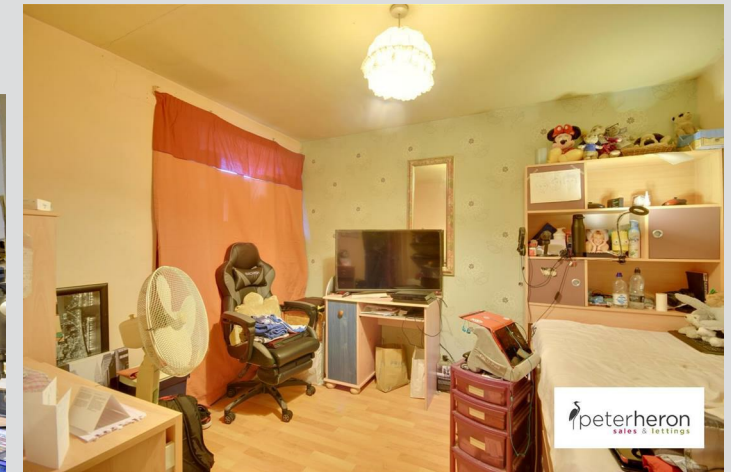
## Wet Room

Low level WC, pedestal wash hand basin, a wet area with mains fed shower and a radiator.

## First Floor Landing

Double glazed window and doors leading of to the three bedrooms and bathroom.

## Bedroom 1 11'5" x 9'10"



Double glazed window to the front and a radiator.

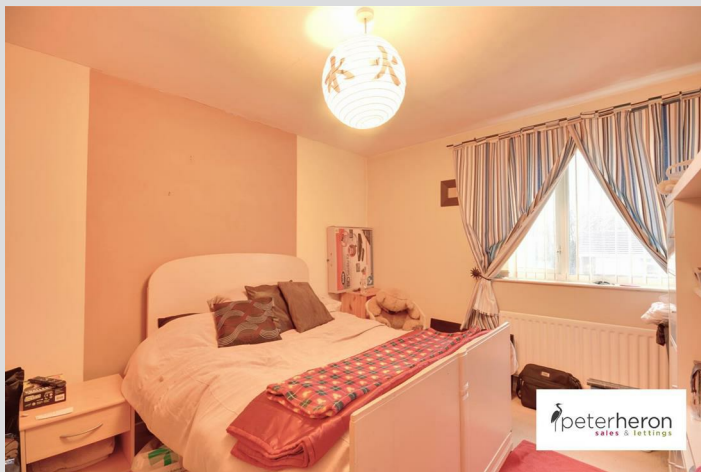
Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 8'10" x 10'5"



Double glazed window to the rear, radiator and a built in cupboard.

## Bedroom 3 7'6" x 8'10" max



Double glazed window to the front and a radiator.

## Bathroom



Low level WC, pedestal wash hand basin and panel bath, there is a radiator, one double glazed window and one single glazed window.

## Outside



There are gardens to the front and rear, a driveway providing off street parking, a useful store area with a roller shutter access door (the store area was originally an attached single garage but was split to provide a store area and the wet room area is located to the rear section), there is a single garage located in a block located to the rear of the property.

## Council Tax Band

The Council Tax Band is Band C

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are approximately 46 years left on the lease. The ground rent is £120.00 per annum.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

## Solar Panels

We have been advised by the seller that the solar panels are on a Green Deal. The term of this is 22 years starting in 2015. Seller pays regular monthly payments through her electricity bill, approx £25 a month.

## Auction Comments

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. The buyer will pay £300 inc 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 4.2% of the purchase price inc VAT, subject to a minimum of £6,000 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

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the service is taken. Payment varies but will be no more than £450. These services are optional.

## Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

## Important Notice Part 2

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

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## Fawcett Street Viewings

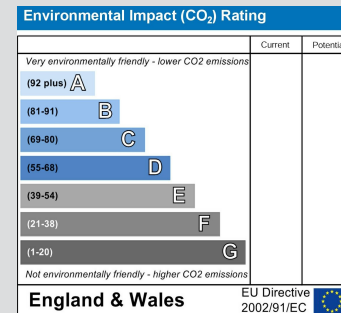
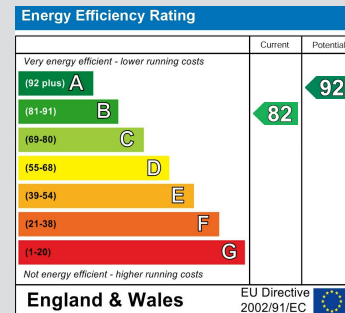
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



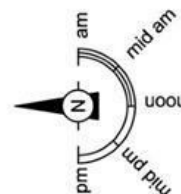
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Ground Floor  
Approximate Floor Area  
(68.63 sq.m)



First Floor  
Approximate Floor Area  
(38.25 sq.m)



24 Marlow Drive