





Two electrical outlets are visible on the left wall.





For Sale by Modern Method of Auction; Starting Bid Price £160,000 plus reservation Fee.

An extended four bedroom semi-detached, occupying a delightful position within this popular and sought after area. Internally the spacious accommodation comprises of an entrance porch, hall with staircase to the first floor, lounge, dining room, conservatory overlooking the garden and contemporary fitted kitchen. To the first floor there are four bedrooms, modern bathroom/wc and a shower room/wc. Externally to the front of the property there is a generous block-paved driveway, a triple length garage and to the rear there a delightful lawned garden with a patio area. This convenient location is close to local amenities, shops and schools as well as providing access to excellent transport connections. With immediate vacant possession and no upper chain involved, early viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

### Entrance Porch

Double glazed window and a inner double glazed door to the hall.

### Hall

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

### Lounge 12'9" x 12'6"



This attractive room has a double glazed window to the front, radiator and opens through to the dining room.

### Dining Room 8'7" x 7'10"



With a radiator, patio style door connecting though to the conservatory, and a door to the kitchen.

### Kitchen 10'0" x 7'5"



Fitted with an impressive range of contemporary wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an oven and hob, space is provided for the inclusion of a fridge and dishwasher, there is a radiator and a double glazed window to the rear, and a door connects through to the garage.

### Conservatory 7'6" x 7'2"



With double glazed windows providing a pleasant aspect over the garden and a double glazed French door to the patio area.

## First Floor Landing

With doors leading of to the four bedrooms, bathroom and shower room.

### Bedroom 1 14'0" x 9'6"



Approximate average measurement as irregular shape room, double glazed window to the front and a radiator.

### Bedroom 2 12'10" x 9'2"



Double glazed window to the front and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 10'2" x 9'3"



Double glazed window to the rear and a radiator.

## Bedroom 4 6'6" x 8'5" max measure inc stairhead area



Double glazed window to the front and a radiator.

## Bathroom



Fitted with a modern suite comprising of a low level WC, pedestal wash hand basin, and a spa style bath with shower attachment, there are tiled walls and floor and a double glazed window.

## Shower Room



Low level WC, pedestal wash hand basin and a shower cubicle with mains fed shower, double glazed window, tiled floor, part tiled walls and a chrome ladder style radiator.

## Outside



Block paved driveway to the front providing generous off street parking and access to the garage, whilst to the rear there is a delightful garden with a lawn and patio area.

## Garage 55'4" long x 8'1" extending to 9'10"

Generous triple length garage with a main roller shutter access door, there is a wall mounted boiler and plumbing is also provided for the inclusion of a washing machine, the garage also has an additional side roller shutter door providing access out to the rear garden.

## Council Tax Band

The Council Tax Band is Band C

## 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 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

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# MAIN ROOMS AND DIMENSIONS

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 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 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.

## Fawcett Street Viewings

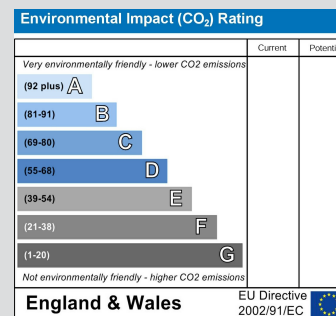
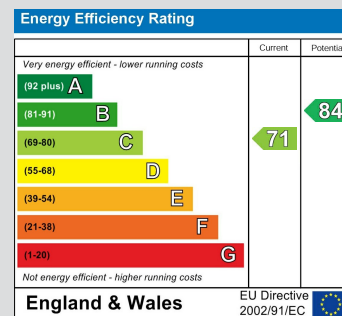
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

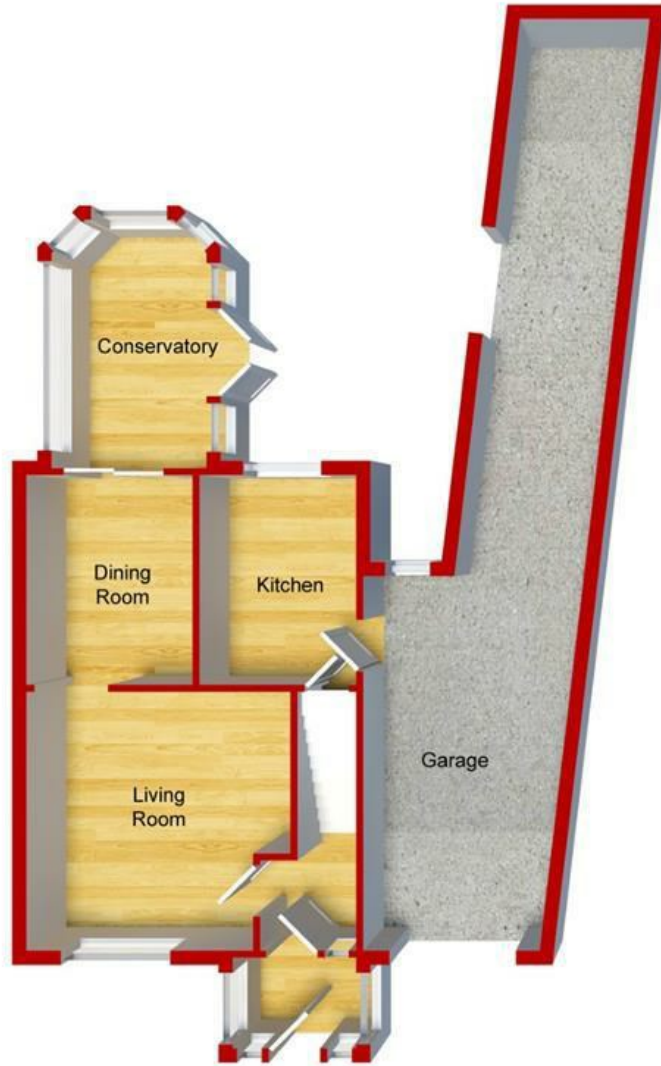
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

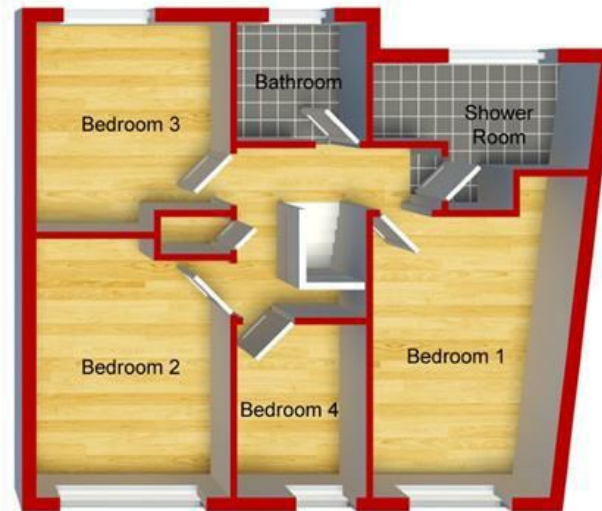
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Ground Floor



First Floor