









For Sale by Modern Method of Auction; Starting Bid Price £125,000 plus reservation Fee.

Sitting within a generous corner plot, this property enjoys a head of the cul-de-sac position in the ever fashionable suburb of Tunstall. With generous gardens to the front and rear, this popular style bay windowed semi detached bungalow carries huge potential. Comprising an entrance hall, lounge, dining room, kitchen, outhouse, 2 bedrooms and a bathroom, this property provides convenient and accessible accommodation. The property also benefits from a garage and gated driveway to the side providing off street parking.

Within easy reach of the city centre, Barnes Park and Sainsburys, this delightful home should be the subject of considerable interest and should be viewing urgently to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Entrance via Composite door to the side of the property into vestibule.

## Entrance Vestibule

Inner door leading through to hall.

## Entrance Hall

Radiator and doors to lounge, dining room, bathroom and bedrooms.

## Lounge 14'9" x 12'0" into alcoves



Feature fireplace, radiator and double glazed bay window to the front elevation.

## Dining Room 13'0" x 12'0" into alcoves



Gas fireplace and double glazed window to the rear elevation.

## Kitchen 12'6" x 6'8" max



Fitted wall and base units with wood effect countertops over incorporating a single bowl sink and drainer unit. Benefitting from a built in storage cupboard, radiator, part tiled walls and a double glazed window to the rear elevation. Wall mounted gas combination boiler. Space for a washing machine and door to the outhouse.

## Outhouse 6'9" x 7'8"



Door to rear garden.

## Bedroom 1 10'11" x 11'3" including wardrobes



Double glazed window to the front elevation, fitted wardrobes, fitted drawers and a radiator.

## Bedroom 2 8'0" x 8'10"



Double glazed window to the rear elevation, fitted wardrobes, fitted drawers and a radiator.

## Bathroom



Low level WC, hand wash basin and bath with overhead shower, double radiator, part tiled walls and two frosted windows to the front elevation.

## Outside



To the rear is a good sized garden with steps and a gate leading to a further, elevated section of space. Garden gate leading to the front elevation.

To the front of the property is a good sized grass area, garage and gated driveway providing off street parking.

## Council Tax Band

The Council Tax Band is Band C

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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## 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 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

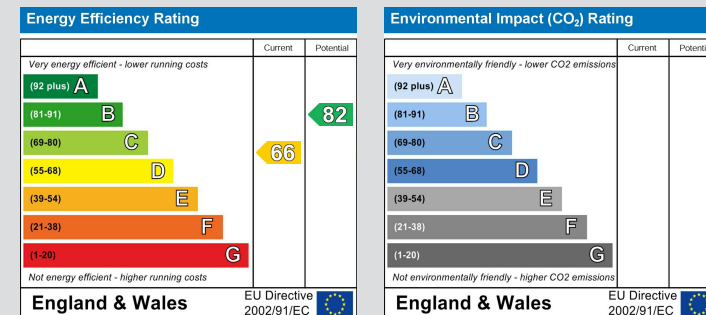
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman Fst

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



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