









For Sale by Modern Method of Auction; Starting Bid Price £135,000 plus reservation Fee.

An extended four bedroom semi-detached house providing spacious accommodation within this sought-after residential area. Internally on the ground floor there is an entrance porch, hall with staircase to the first floor, lounge, dining room, lobby with downstairs wc and a kitchen whilst to the first floor four bedrooms and a bathroom/wc. Externally there is a driveway, an integral garage and a delightful garden to the rear. Located just off Leechmere Road within this popular area of Tunstall, the property is ideally placed for well-regarded local schools and shops as well as for providing links to Sunderland City Centre and major road connections. Available with no upper chain involved, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via single glazed entrance door to porch.

Entrance Porch

Single glazed window and inner double glazed door to hall.

Hallway



Radiator, staircase to first floor and doors leading off to lounge and dining room.

Lounge 16'1" into bay x 11'0" into alcove



Double glazed bay window to front, radiator and sliding door leading through to dining room.

Dining Room 17'7" x 6'5" extending to 10'4"

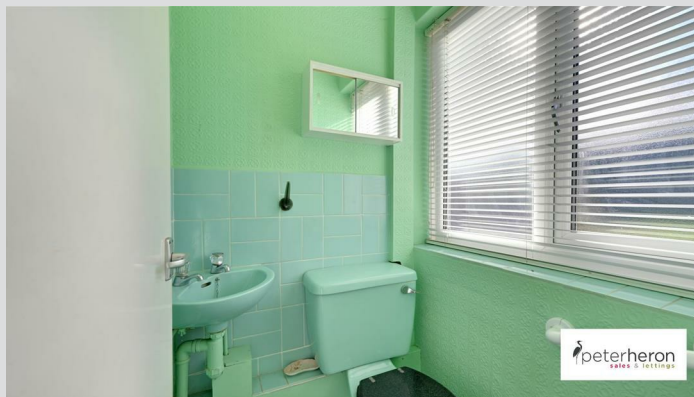


Double glazed window to rear overlooking the garden, radiator and door to lobby.

Lobby

Double glazed external door to rear garden. Internal doors to ground floor WC and kitchen.

Ground Floor WC



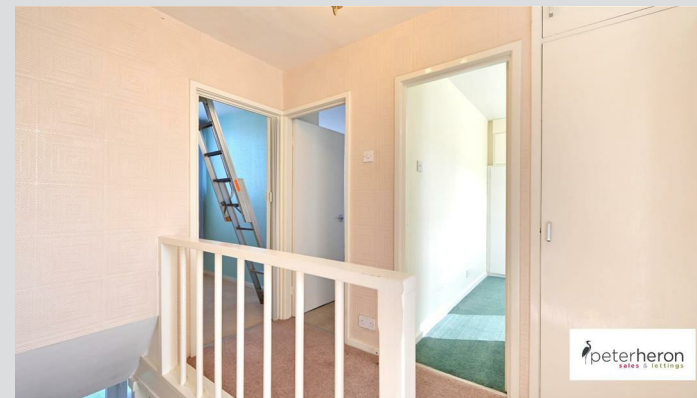
Low level WC, mini washbasin and double glazed window.

Kitchen 9'6" x 13'5"



Fitted wall and base units with work surfaces over incorporating a sink and drainer unit, space for range style cooker, fridge freezer and washing machine, double glazed window to rear and door to garage.

First Floor Landing



Built in cupboard providing storage space and housing the boiler. Access to boarded and floored loft via ladders. Doors leading off to four bedrooms and bathroom.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 20'3" x 12'5"



Maximum measurements including fitted wardrobes, average measurement taken as irregular shape room. Enjoying a dual aspect with double glazed windows to the front and rear, two radiators, fitted sliding door wardrobes.

Bedroom 2 12'1" x 7'11" not including robes



Double glazed window to front, radiator and built in wardrobes.

Bedroom 3 10'0" x 6'9" not including robes



Double glazed window to rear, radiator and built in wardrobes.

Bedroom 4 7'4" x 7'11"



Maximum measurements including stairhead area and sloping ceiling, double glazed window to front, radiator and loft access hatch.

Bathroom



Fitted WC, pedestal washbasin and bath with electric shower over, radiator and two double glazed windows.

Outside



Garden to the front with a driveway providing access to the garage and to the rear of the property there is a delightful mature garden with a lawn and established planting.

Garage 16'4"0'0" x 10'9" extending to 12'1"

Integral garage with up and over access door and an internal door to kitchen.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

We are advised by the Vendors that the property is

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MAIN ROOMS AND DIMENSIONS

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 (jamsold). 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.

Fawcett Street Viewings

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

Important Notice

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.

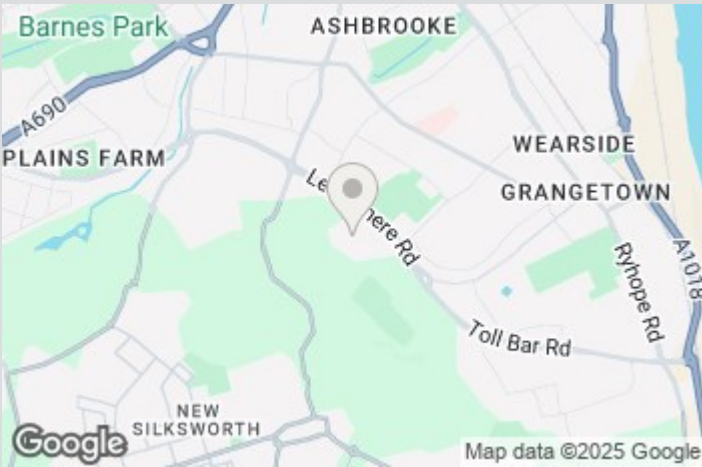
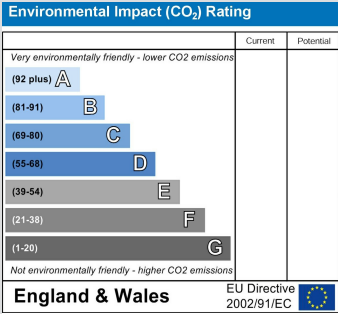
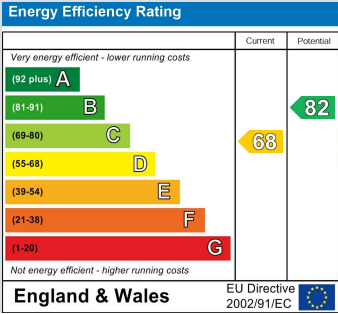
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

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.

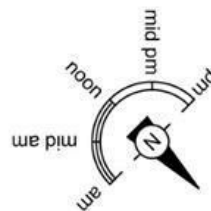


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Ground Floor
Approximate Floor Area
(76.00 sq.m)



First Floor
Approximate Floor Area
(64.40 sq.m)

60 Myrella Crescent