















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

A spacious and attractive Grade II listed house situated within the heart of Ryhope Village, providing fantastic potential. The internal accommodation on the ground floor includes an entrance vestibule, hall with staircase to the first floor, two generous reception rooms, a breakfasting kitchen, bathroom and separate wc. To the first floor there are three bedrooms and a wash room/wc. Externally the property has a small garden to the front and a substantial garden to the rear, along with parking and a large garage with remote control roller shutter door. To the side, there is a gated covered vehicle access, that leads around to the rear of the house, this is owned by this house however please note that the neighbouring property has a right of access. This ideal location provides easy access to local amenities, shops and schools as well as offering transport connections to surrounding areas. We highly recommend viewing to appreciate the space, potential and character this delightful home has to offer.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

### Entrance Vestibule

There is an inner door leading through to the hall.

### Hallway



An attractive hall with staircase to the first floor and a radiator.

### Lounge 15'4" x 16'0"



This spacious room has a timber framed double glazed sealed unit bow window to the front, two radiators and an exposed brick feature fireplace.

### Dining Room 16'8" x 15'5"



With a radiator, exposed brick feature fireplace, built in cupboard and a door to the breakfasting kitchen.

### Breakfasting Kitchen 15'3" x 8'5"



With fitted wall and base units with work surface over incorporating a sink and drainer unit, integrated appliances include an oven and hob, space has been provided for the inclusion of a fridge freezer and a washing machine, there are single glazed windows to the side and rear, a door to the rear and a radiator.

### WC

With a fitted WC.

## Bathroom



Pedestal wash hand basin and corner bath, there is a radiator and tiled walls.

## First Floor Landing



Single glazed window to the rear and built in storage cupboards.

### Bedroom 1 16'8" x 16'4" max measure taken to inc fitted robe



With a timber framed double glazed sealed unit window to the front, radiator, fitted wardrobes, along with a fitted

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pedestal wash hand basin and step in shower cubicle with mains fed shower.

## Bedroom 2 10'8" x 11'5"



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

## Bedroom 3 7'1" x 11'2"



single glazed window to the rear, radiator and loft access hatch.

## Washroom/WC



With a low level WC and pedestal wash hand basin, there is a radiator and a single glazed window.

## Outside



To the front of the property there is a small garden with a pathway, to the side of the house there is gated access for vehicles that goes round to the rear of the property, where there is parking and a garage. At the rear there is also a garden which includes, lawned areas, paved areas and planting.

## Garage 25'1" long x 13'1" wide

The garage has a remote control roller shutter access door, single glazed windows to the side and rear, a door to the side, and benefits for powering lighting.

## Rights of Way

We have been advised that the driveway for vehicle access from the timber gates at the front leads round to the rear of the property is owned by 10 the village, however the neighbouring property has a right of access over this.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council Tax Band

The Council Tax Band is Band C.

## 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, which you must view before bidding.

The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £7,080 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 £960 inc. VAT. These services are optional.

## Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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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.

## Fawcett Street Viewings

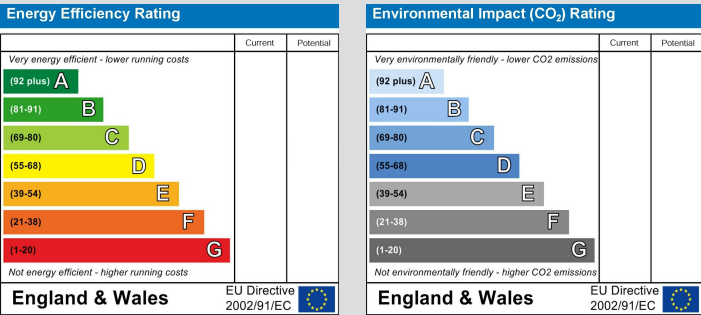
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

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