

For Sale by Modern Method of Auction; Starting Bid Price £40,000 plus reservation Fee.
Timescale is subject to the grant of probate.

A spacious and unique double fronted, mid terrace cottage, providing great potential, available with no upper chain involved. Internally the accommodation is all on one level and includes a hall, lounge, kitchen, two bedrooms, bathroom and a separate wc. The property benefits from double glazed windows, gas central heating to radiators and a yard to the rear. This convenient location provides easy access to local amenities, Sunderland Royal Hospital and Sunderland City Centre as well as offering excellent transport links. Early viewing is essential!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed entrance door.

Entrance Vestibule

Inner door leading through to hall.

Hall



Radiator and double glazed window.

Lounge 11'3" into alcove x 13'11"



Double glazed window to side, radiator and door to kitchen.

Kitchen 12'6" x 8'0"

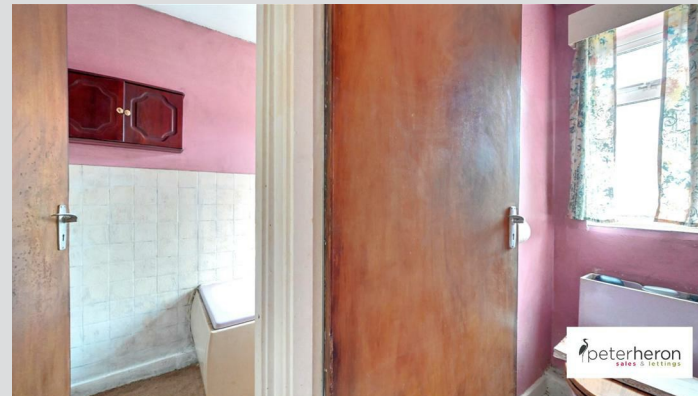


Fitted units with work surfaces over incorporating a sink and drainer unit, space for cooker, fridge freezer and washing machine, radiator, double glazed window, wall mounted boiler. Door to lobby.

Lobby

Radiator and double glazed door to courtyard.

Separate WC



WC and double glazed window.

Bathroom



Pedestal washbasin and panel bath, double glazed window.

Bedroom 1 12'7" x 15'3" into alcove



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 15'11" x 8'6" not including fitted robes



Double glazed window to front, radiator and fitted wardrobes.

Outside



Courtyard to the rear.

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, 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:- 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.

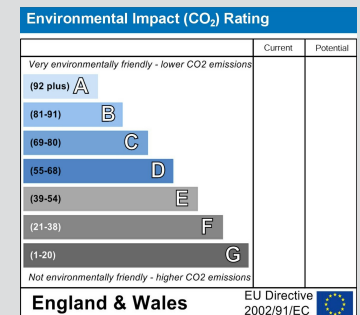
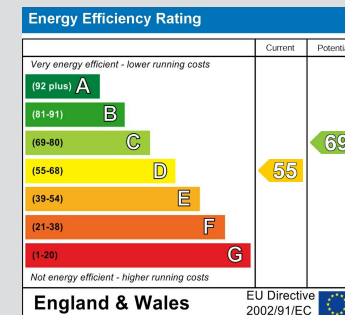
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

Opening Times

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

Ombudsman

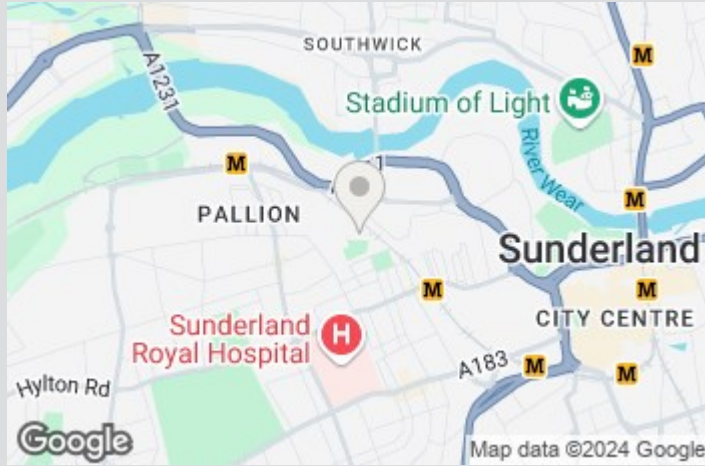
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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