









For Sale by Modern Method of Auction; Starting Bid Price £75,000 plus reservation Fee.

An end terrace property, providing generously proportioned accommodation within this popular and convenient location. Internally on the ground floor including a hall with staircase to the first floor, two spacious reception rooms, kitchen, bathroom/wc and a single bedroom whilst to the first floor there are two excellent bedrooms and a modern shower room/wc . Externally there is a courtyard to the rear with a roller shutter access door. The property is well placed for access to local amenities, shops and schools as well as providing easy access into Sunderland City Centre and transport to surrounding areas. Early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Porch

Inner glazed door to hall.

Hallway



Stairs to first floor and radiator.

Lounge 13'0" x 12'7"



Double glazed window to front, radiator and storage built into alcove. Double doors opening into dining room.

Dining Room 13'6" x 12'0"



Double glazed window to rear and radiator.

Kitchen 12'2" x 6'4"



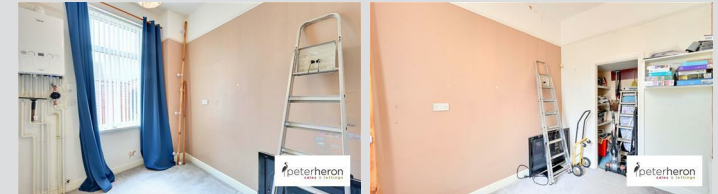
Range of wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Integrated cooker and gas hob. Space for washing machine and dishwasher. Double glazed window and UPVC door to rear.

Bathroom



Low level WC, washbasin and bath with shower tap, radiator and double glazed window to rear.

Bedroom 3 10'4" x 7'5"



Double glazed window to rear, radiator and storage cupboard.

First Floor Landing

Double glazed window to front and access hatch to loft.

Bedroom 1 15'6" x 12'8"



2x double glazed windows to front and radiator.

Bedroom 2 11'7" x 11'7" maximum



Double glazed window rear, radiator and built in wardrobes.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Low level WC, washbasin and walk in shower cubicle, chrome heated towel rail and double glazed window.

Outside



Enclosed rear courtyard with electric roller shutter door and outhouse.

Council Tax Band

The Council Tax Band is Band A.

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 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 (iamsold). 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.

Important Notice - Particulars

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.

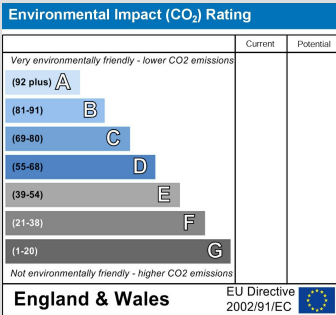
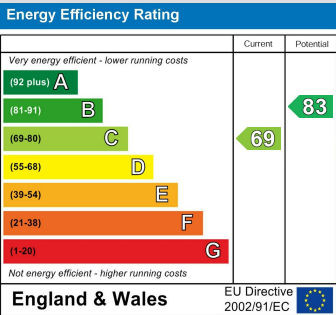
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

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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