









For Sale by Modern Method of Auction; Starting Bid Price £69,000 plus reservation Fee. A spacious three bedroom mid terrace home, enjoying a most convenient location on the periphery of the city centre. Internally the accommodation on the ground floor includes a hall with staircase to the first floor, generous lounge to the front with a bay window, a breakfasting kitchen, useful utility and a large shower room/wc. To the first floor there are three well-proportioned bedrooms. Externally there is a yard to the rear with double timber access gates. Available with no upper chain involved, we highly recommend early viewing to appreciate the great potential this property has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double timber entrance doors to

## Entrance Vestibule

There is an inner door leading through to the hall.

## Hallway



With staircase to the first floor and a radiator, doors lead off to the lounge, breakfasting kitchen and shower room.

## Lounge 16'0" into alcove x 16'2" into bay



Double glazed bay window to the front, radiator, stripped and varnished floor boards, coving to the ceiling and a picture rail.

## Breakfasting Kitchen 13'8" x 12'9"



With wall and base units with work surface over, incorporating a sink and drainer unit, space has been provided for the inclusion of a cooker and a fridge freezer, there is a single glazed window to the rear, a decorative fireplace, radiator, built in cupboard and a door to the utility.

## Utility 5'8" x 5'8"

Space has been provided for the inclusion of a washing machine, there is a single glazed window and a door to the rear yard.

## Shower Room 16'0" x 8'0"



A spacious shower room fitted with a WC, pedestal wash hand basin and a walk in shower with electric shower, there is one single glazed window, one double glazed window, a radiator and a wall mounted boiler.

## First Floor Landing



With a single glazed window to the rear, there is a fitted WC and doors connect off to the three bedrooms.

## Bedroom 1 13'11" x 12'10"



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

## Bedroom 2 13'8" x 11'5"



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

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## Bedroom 3 10'2" x 7'6"



Single glazed window to the front and a radiator.

## Outside



There is a small forecourt area to the front whilst to the rear there is a yard with double timber access gates.

## 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 A.

## 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

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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

## Opening Times

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

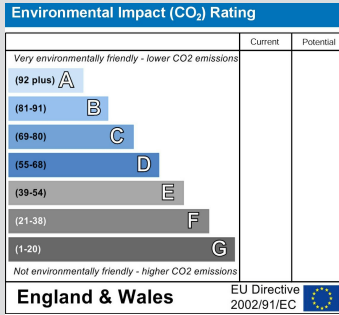
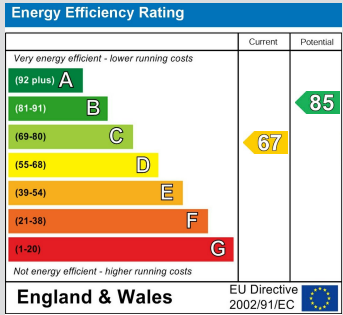
## Ombudsman

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