



32 Sledmere Close , Peterlee, SR8 5JN

Auction Guide £10,000



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Ground Floor

Entrance

As you enter, you'll find a compact space with laminate flooring and a storage cupboard - a useful area that could be refashioned with a bit of creativity.

Lounge

The lounge area, although in need of window glass replacement, offers plenty of room and comes equipped with plumbing flooring and a radiator.

Kitchen

The kitchen holds potential with its wall and base units, wood effect flooring, and additional storage space.

Bathroom

The bathroom, decked in white, features a sink, W/C, bath, flooring, a radiator, and a frosted window, providing all the essentials.

Bedroom 1

Two bedrooms complete the flat, both fitted with laminate, radiators, and windows, ready to be personalized to your tenant's taste or upgraded to increase rental income.

Bedroom 2

Two bedrooms complete the flat, both fitted

with laminate, radiators, and windows, ready to be personalized to your tenant's taste or upgraded to increase rental income.

Summary

Seize this opportunity to purchase a property with a steady income stream that, with a bit of modernisation, could offer significant returns. Remember, this flat is sold with vacant possession at auction. Don't miss out!
SERVICE CHARGE: £146.06 PER MONTH

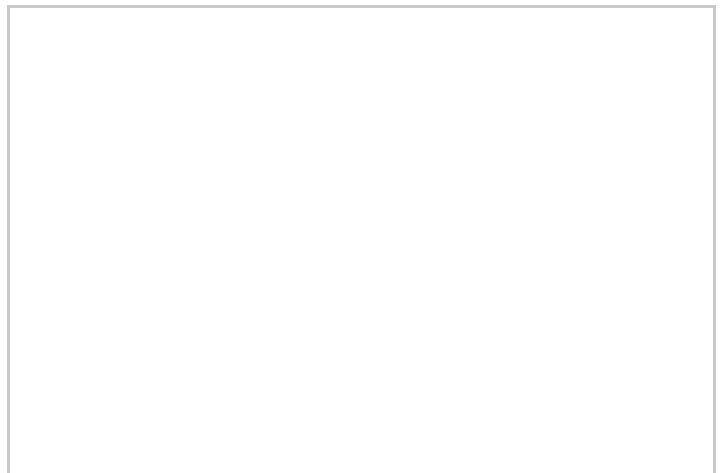
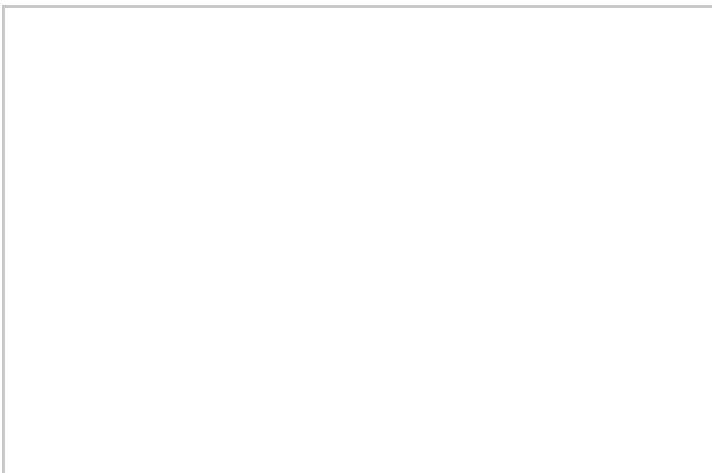
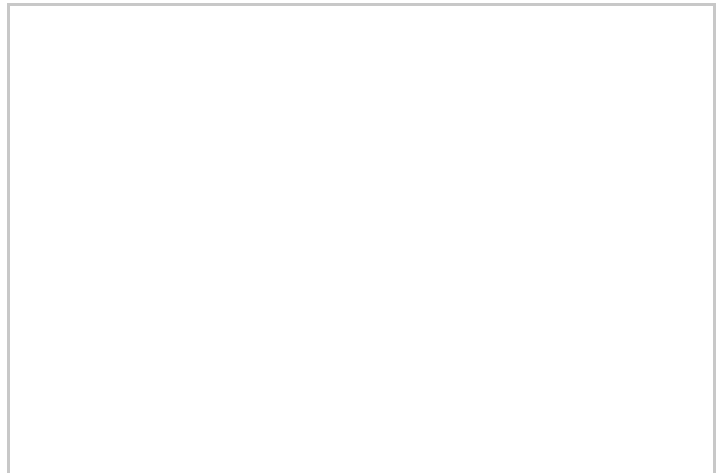
Auction Conditions

Auctioneer Comments

This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). 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 £6,600 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.

A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

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. These services are optional.



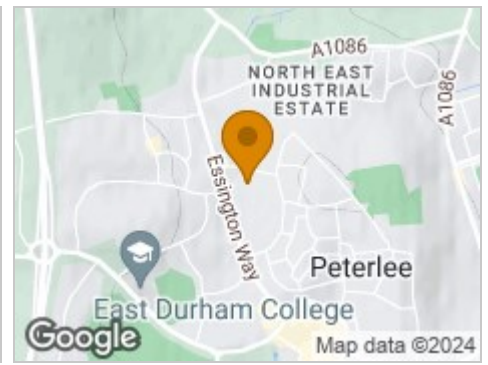
Road Map



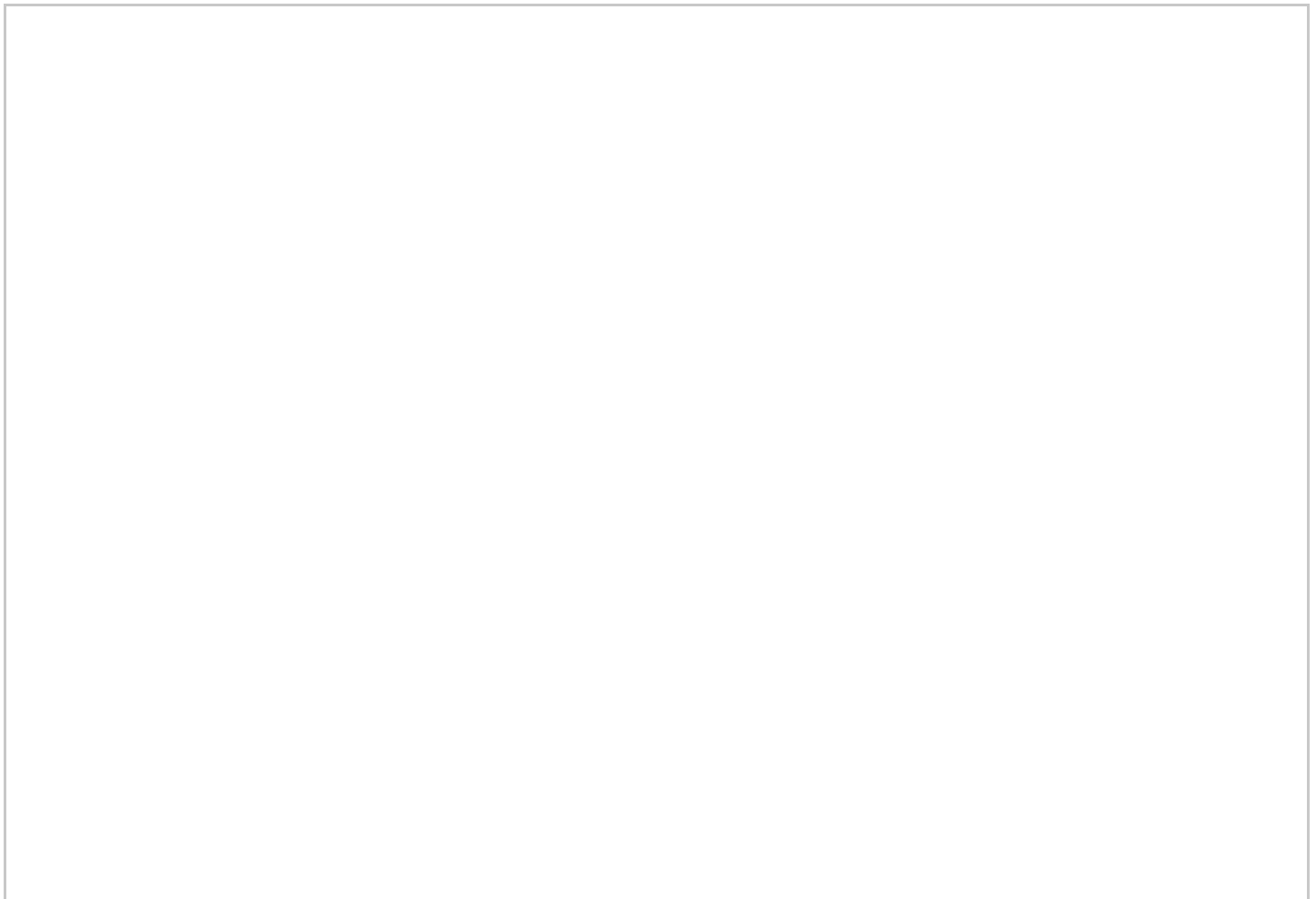
Hybrid Map



Terrain Map



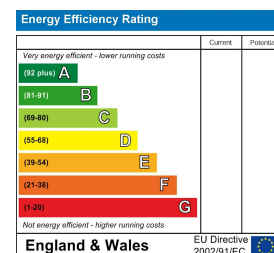
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.