



## 36 Sledmere Close

, Peterlee, SR8 5JN

Auction Guide £10,000



# 36 Sledmere Close

, Peterlee, SR8 5JN

Auction Guide £10,000



## First Floor

### Entrance

Upon entering, you'll find a compact space, currently featuring laminate flooring and a storage cupboard, ideal for your renovation ideas.

### Lounge

The lounge space, though in need of a new window, boasts a solid foundation with plumbing flooring and a radiator. It's a blank canvas, just waiting for an investor's touch!

### Kitchen

The kitchen comes with basic wall and base units, wood effect flooring, and additional storage areas. It's a space with great potential for a stylish update.

### Bathroom

The bathroom houses a standard white suite equipped with a sink, W/C, and bath. It also features flooring, a radiator, and a frosted window for privacy. It's a perfect candidate for a modern makeover.

### Bedroom 1

Bedroom 1 and Bedroom 2, both featuring laminate flooring, radiators, and windows, offer you a chance to create comfy and cozy retreats.

### Bedroom 2

Bedroom 1 and Bedroom 2, both featuring laminate flooring, radiators, and windows, offer you a chance to create comfy and cozy retreats.

### Summary

In essence, this property is a renovator's dream: a chance to recreate and increase value. Don't miss this opportunity to invest and innovate!

SERVICE CHARGE: £146.06 PER MONTH

### Auction Terms

#### Auctioneer Comments

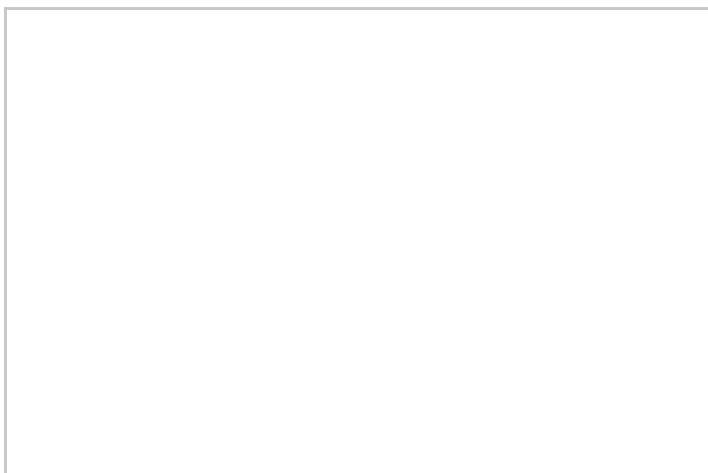
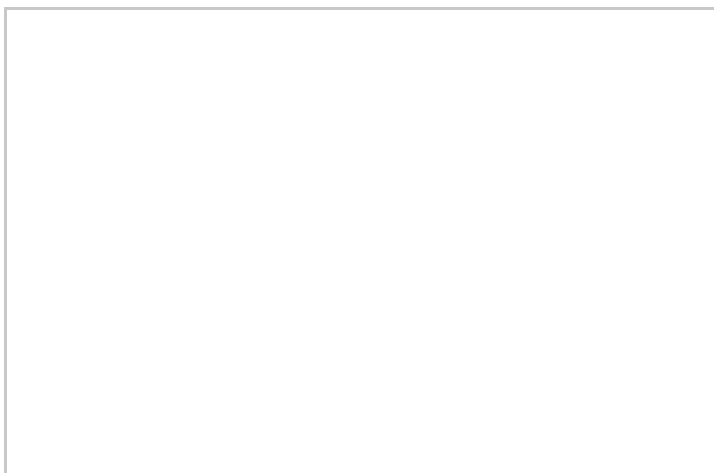
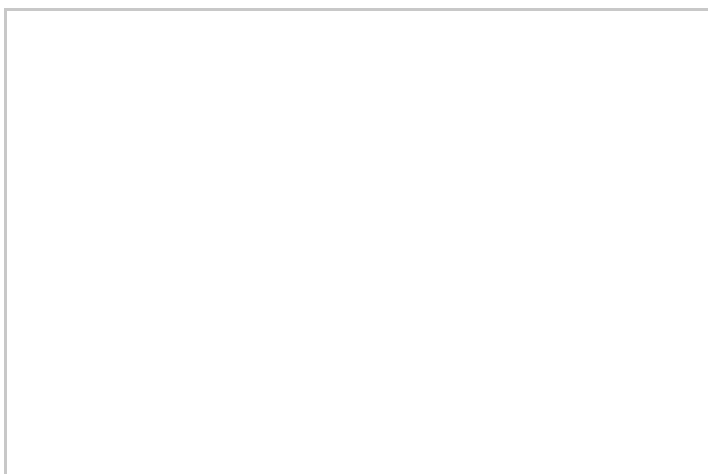
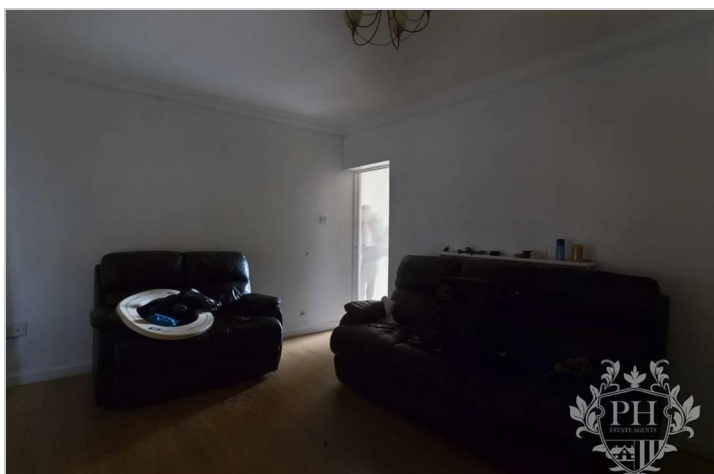
This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

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.