









For Sale by Modern Method of Auction; Starting Bid Price £69,950 plus reservation Fee.

A spacious three bedroom, two reception room, mid terrace property, situated within this popular and convenient location. Internally the accommodation on the ground floor includes a hall with a staircase to the first floor and a downstairs wc, two reception rooms (one most recently used as a fourth bedroom) and a kitchen. On the first floor there are three bedrooms and a bathroom/wc. Features of the property include gas central heating to radiators and a courtyard to the rear. This location is ideally placed for access to local amenities, shops and schools as well as providing easy access into Sunderland City Centre and transport to surrounding areas. The property is to be sold as seen with all flooring, blinds and contents.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Vestibule

Inner door leading through to hall.

Hallway



Built in cupboard and staircase to first floor.

Reception Room 1 14'2" x 14'4"



Single glazed window to rear, radiator, doors to kitchen and rear lobby.

Kitchen 9'9"x 6'11"



Fitted wall and base units work surfaces over incorporating sink and drainer unit, space for cooker, fridge freezer and washing machine, single glazed window to side, double glazed window to rear, wall mounted boiler and radiator.

Rear Lobby

External door to courtyard.

Reception Room 2 13'2" x 14'4"



Single glazed bay window to front and radiator.

WC



WC, mini washbasin, single glazed window.

First Floor Landing

Single glazed window to rear.

Bedroom 1 13'3" x 13'1"



Single glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 14'2" x 9'5"



Single glazed window to rear and radiator.

Bedroom 3 13'4" x 7'3"



Velux window and radiator.

Bathroom



Low level WC, pedestal washbasin and panel bath, ladder style radiator and single glazed window.

Outside



Courtyard to the rear.

Council Tax Band

The Council Tax Band is Band TBC.

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

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MAIN ROOMS AND DIMENSIONS

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.

Fawcett Street Viewings

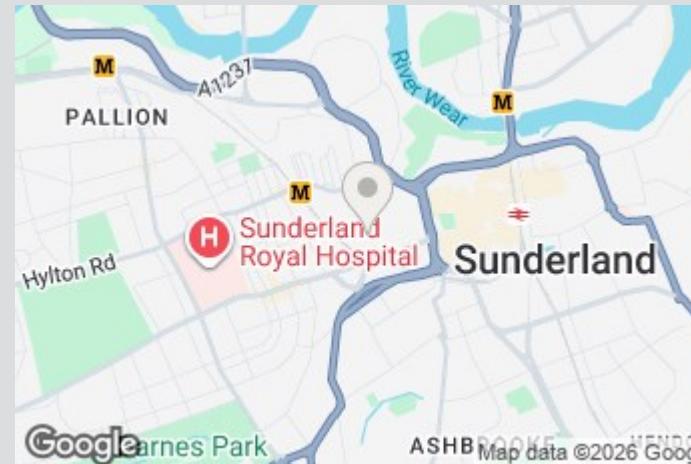
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.



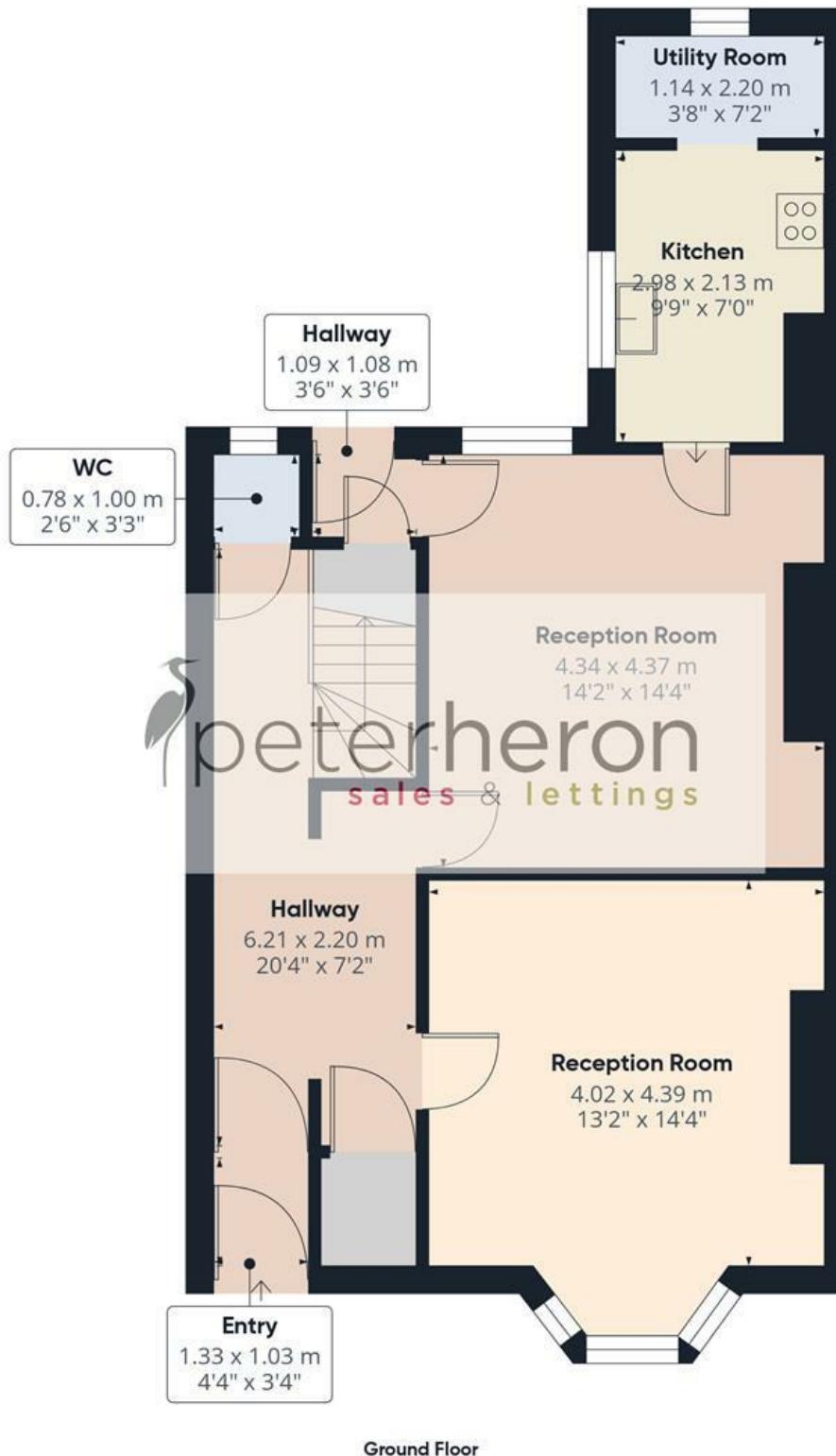
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Approximate total area⁽¹⁾

63.7 m²

686 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.