Cairo Street

Hendon

Sunderland

SR2 8QN









good life sales & lettings

Cairo Street

£18,000

INTRODUCTION
This two-bedroom Hendon cottage offers scope for renovation. The amount of work required varies across the property and inspection is recommended, particularly given the condition of the rear kitchen and bathroom extension.

AUCTIONEER 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. 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. 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 £500 inc. VAT. These services are optional.

ENTRANCE VESTIBULE AND HALL
Hardwood front door to the vestibule, which houses the gas and electricity meters and the consumer unit. A door leads into the entrance hall, which has a radiator and a door to the lounge.

LOUNGE
Double radiator and a timber-framed single-glazed window overlooking the rear courtyard. Doors lead to the kitchen and bedroom two, with double doors to bedroom one.

BEDROOM 1
Into bay
Large front bedroom with a double radiator, front-facing uPVC double-glazed window, original ceiling coving and period cornice detailing. Currently accessed via double doors from the lounge. The room originally had direct access from the hall.

BEDROOM 2
Small double or large single bedroom with a radiator and uPVC double-glazed window overlooking the rear courtyard. Accessed from the lounge.

KITCHEN AND BATHROOM
Overall . The rear extension is in disrepair following a break-in. The kitchen area has a double radiator, a wall-mounted gas central heating boiler and two uPVC double-glazed windows. The bathroom area has a uPVC double-glazed window, radiator, white bath, white WC with low-level cistern and extractor fan. A partition separates the two areas, offering scope to reconfigure the layout subject to inspection.

EXTERNALLY
Externally - Rear courtyard. Part concrete and part paving slabs, with vehicle access via a roller shutter door.





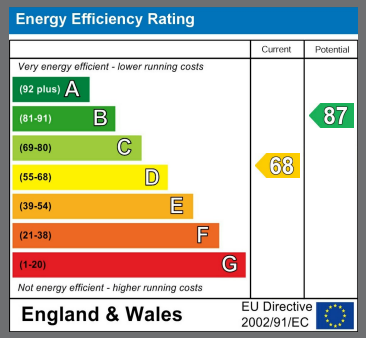






Local Authority
Sunderland

Council Tax Band
A





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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