

Canon Cockin Street, Sunderland

Guide price £35,000











For Sale by Modern Method of Auction; Starting Bid Price £35,000 plus reservation Fee.
An attractive and well presented two bedroom cottage, providing spacious accommodation, all on one level. Internally the accommodation briefly comprises of a hall, lounge and a breakfast area with glazed door to the courtyard and that opens in to the kitchen. There are two bedrooms and a bathroom/wc. Externally there is a courtyard to the rear. Ideally situated close to many local amenities, excellent transport links to the City centre and local road networks. Available with immediate vacant possession and no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

All On Ground Floor
Access via wooden entrance door into the reception hall.

Hall



Radiator and doors to the lounge and bedrooms.

Lounge 15'1" x 10'9"




Double glazed window to the rear, electric fire, radiator and a door to the dining area.

Breakfasting Area 6'3" x 6'7"





Double glazed UPVC patio doors to the rear, double radiator, open plan into the kitchen.

Kitchen 15'0" x 7'6"





Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit. Integrated oven with 6 burner gas hob and extractor hood. Space for fridge freezer, washing machine and tumble dryer. Double glazed window to rear and door to bathroom.

Bedroom 1 12'2" x 12'0"



Double glazed window to the front, radiator, built in storage.

Bedroom 2 11'8" x 6'2"
Double glazed window to rear.

Bathroom




Low level WC, wash hand basin, bath, double radiator and double glazed window to the rear.

Outside




Enclosed courtyard to the rear.

Council Tax Band
The Council Tax Band is Band A.

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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.
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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 £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.

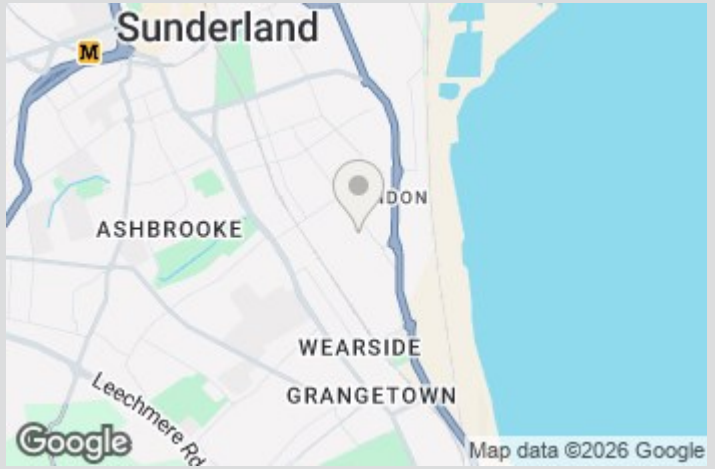
Auction Comments

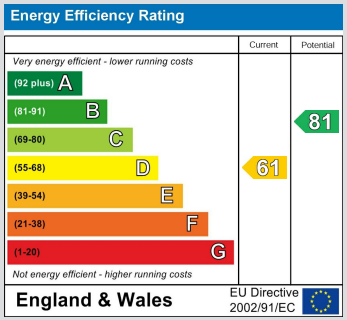
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the `Reservation Period`).

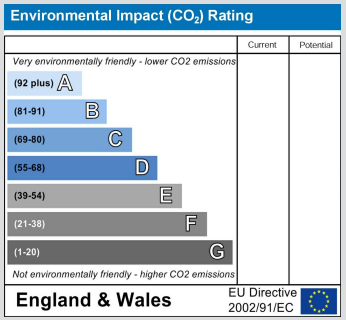
Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 including VAT for this pack which 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.









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Approximate total area(1)

59.6 m²

641 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.

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