

peterheron
sales & lettings

Medway Gardens, High Barnes, Sunderland

Guide price £160,000









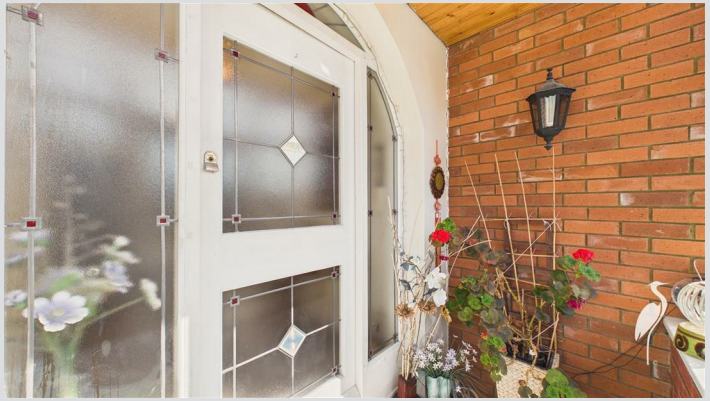


For Sale by Modern Method of Auction; Starting Bid Price £160,000 plus reservation Fee.
This three bedroom semi-detached house occupies a superb corner plot within this highly sought-after area of High Barnes. Internally the accommodation briefly includes to the ground floor of a hall with staircase to the first floor, lounge through dining room and a kitchen whilst to the first floor there are three bedrooms and a family bathroom/wc, incorporating a shower cubicle. Externally there is a block-paved driveway providing off street parking and access to the attached single garage, along with delightful gardens to the front, side and rear, laid mainly to lawn. This location is ideal for shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. With no upper chain involved, early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door.

Entrance Porch



Double glazed windows to front and inner door to hall.

Reception Hall




Stairs to first floor with storage under.

Open Plan Lounge/Dining Room 25'8" x 12'5"





Double glazed bay window to front and electric fire. Open plan into dining room.

Dining Room




Double glazed window to rear.

Kitchen 8'3" x 14'4"





Range of wall and base units with countertops over incorporating a double bowl sink and drainer. Integrated double oven with 5 burner electric hobs and extractor. Space for a fridge freezer, washing machine and tumble dryer. Storage cupboard. Double glazed window and door to rear.

First Floor Landing



Double glazed window to side.

Bedroom 1 13'10" x 10'11"




Double glazed bay window to front and built in mirrored fronted wardrobes.

Bedroom 2 11'2" x 10'11"




Double glazed window to rear and built in wardrobes.

Bedroom 3 6'0" x 7'9"



Double glazed window to front and built in wardrobes.

MAIN ROOMS AND DIMENSIONS

Bathroom




Low level WC, washbasin, bath and shower cubicle, storage cupboard and double glazed window.

Outside






Deceptively spacious rear garden with lawned and paved areas benefitting from a large shed. Attractive front garden with lawned area and a block paved driveway providing off street parking.

Garage
Access via up and over door. Double glazed window and UPVC door to garden.

Council Tax Band
The Council Tax Band is Band C.

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

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.

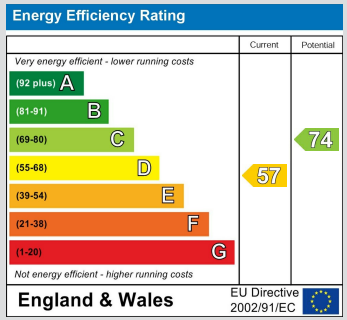
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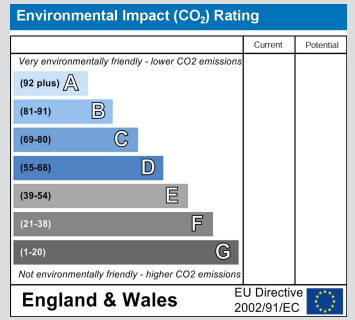
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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

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

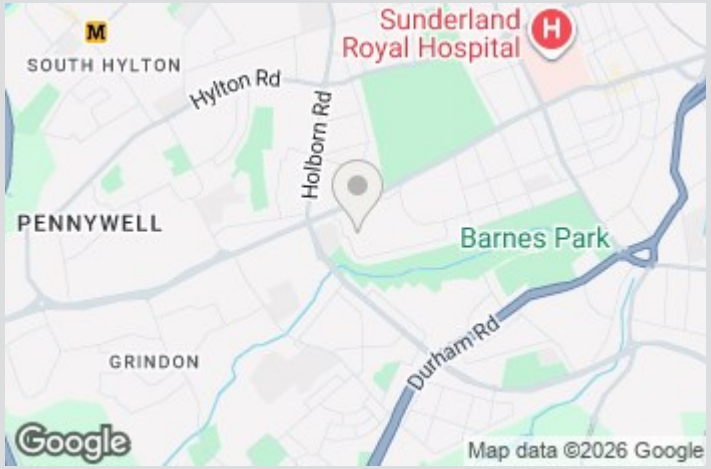
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

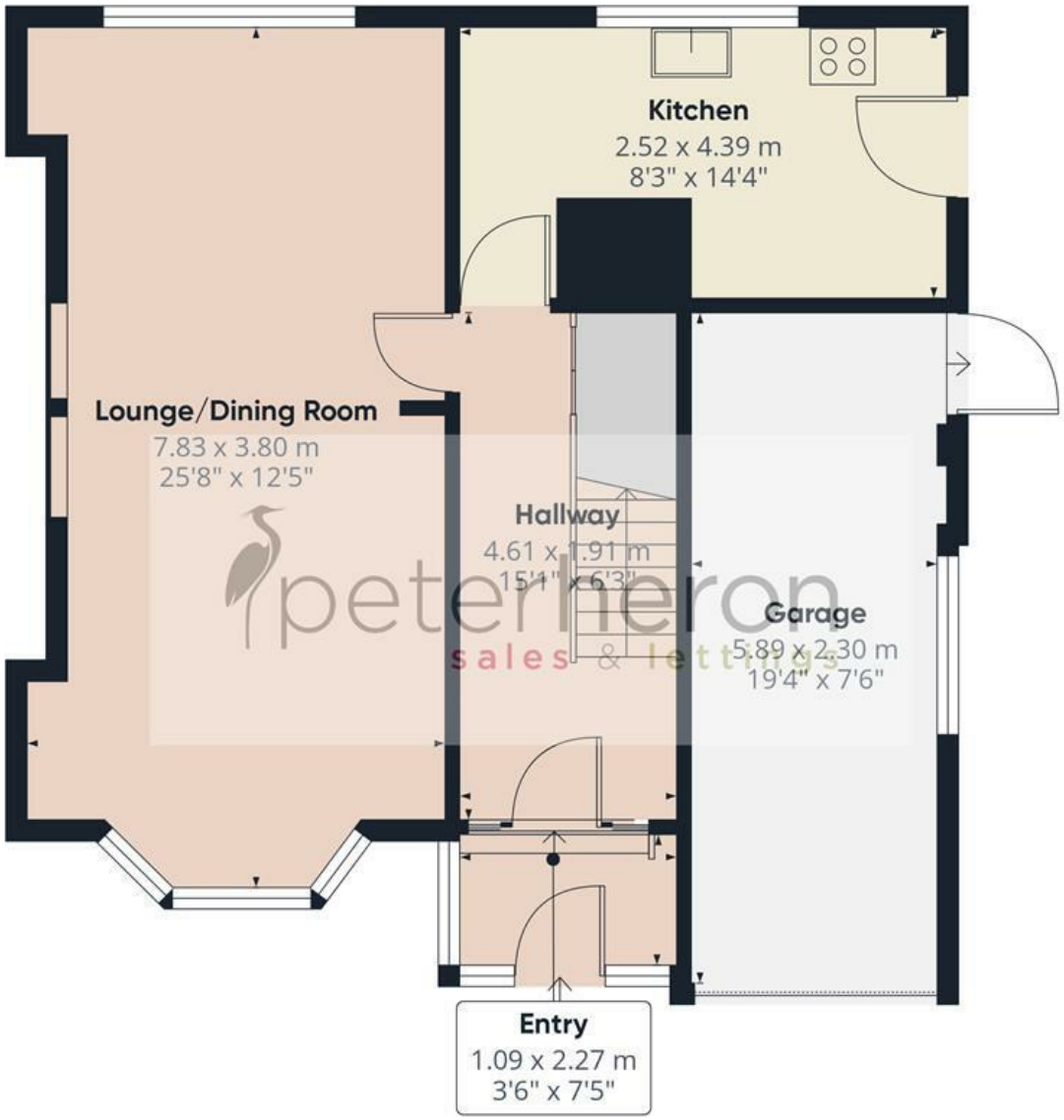
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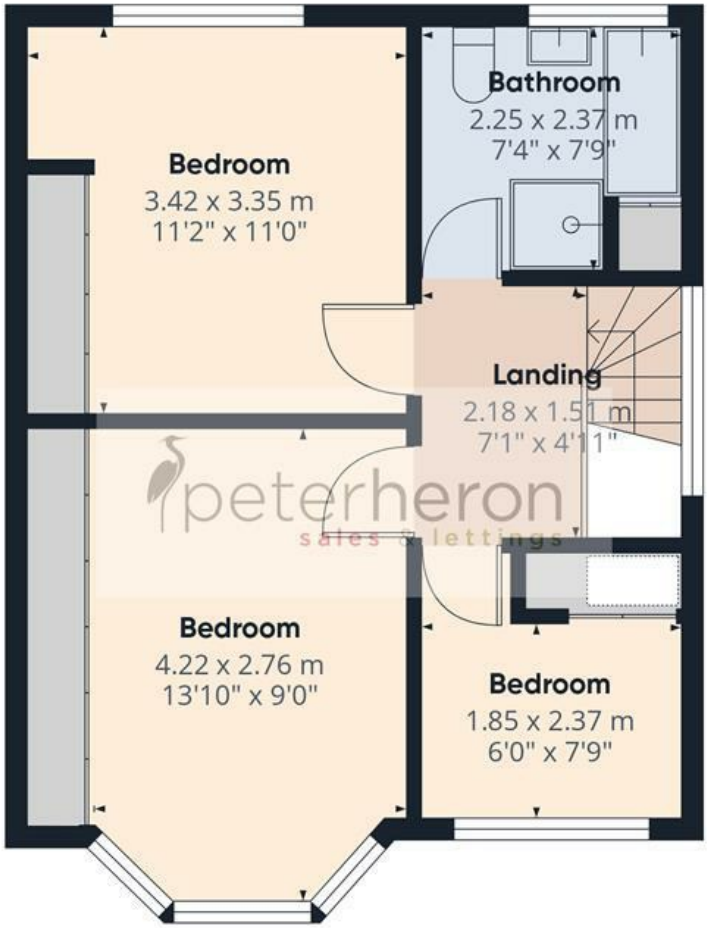


MAIN ROOMS AND DIMENSIONS





Ground Floor



First Floor



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Approximate total area(1)

102.5 m²

1104 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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