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5 Hylton Terrace, Chester Le Street Pelton DH2 1DS
£45,000

Ryan James Estate Agents offers 5 Hylton Terrace, Chester Le Street For Sale by On-Line Auction with a Guide Price range of £45,000 to £55,000.

Located on a popular residential street in Pelton, this recently refurbished property offers accommodation over two floors & comprises of an entrance hall, a lounge, a dining/kitchen, a first floor landing, two good sized bedrooms and a modern house bathroom. To the exterior of the property, there is an enclosed rear yard with brick built outhouse with on-street parking to the front of the property. The property is to be sold with tenants in situ and is sure to make a great addition to an existing property portfolio with its strong yield. EPC 'TBC'



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The Accommodation Comprises

Entrance Hall

With double glazed door to the front elevation and stairs to the first floor.

Lounge

14'48 x 14'48 (4.27m x 4.27m)

With double glazed window to the front elevation, TV & telephone points and radiator.

Kitchen/Diner

16'19 x 6'93 (4.88m x 1.83m)

Including a modern fitted range of wall, drawer and base units incorporating rolled edge work surfaces, sink unit with mixer taps over, tiled splashback, integrated electric oven & hob, extractor hood & light, spotlights, plumbing for a washing machine, radiator and double glazed window & door to the rear elevation.

First Floor Landing

With access to the roof space and storage cupboard.

Bedroom One

37'1" x 42'7" (11.31 x 13.00)

With double glazed window to the front elevation, radiator and storage cupboard housing the gas combination boiler.

Bedroom Two

9'62 x 7'01 (2.74m x 2.16m)

With double glazed window to the rear elevation and radiator.

House Bathroom

6'18 x 7'96 (1.83m x 2.13m)

Including a modern three piece suite comprising of panelled bath with shower over, wash hand basin, low level w.c., part tiled walls, radiator, extractor fan, spotlights and double glazed window to the rear elevation.

Exterior

Rear Yard

Enclosed rear yard with gated access to the rear service alley.

Front Courtyard





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Whilst every attempt has been made to ensure the accuracy of the floorplans contained, floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The vendor is not liable for any inaccuracies in the floor plans. The floor plans are provided for guidance only. Prospective purchasers should make their own arrangements to verify the dimensions of the property. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition. The floor plans are not to scale. ©2021 Ryan James Estate Agents Ltd.

Auction Disclaimer

This property is offered for sale by the 'modern method of auction' through an Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange or the vendor is free to remarket the property and the reservation fee will not be returned. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £4,800 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE ASKING PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property you will be required to complete further identity checks for antimoney laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

Guide Price

This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction

Reserve price

Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances, the reserve price should be no more than 10% above the guide price.

Freehold

Ryan James Estate Agents believes the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property.

1. Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation.

2. Ryan James Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition.

3. All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error

4. The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.

5. All EPC's are generated by a third party and Ryan James Estate Agents Ltd accepts no liability for their accuracy.

