









For Sale by Modern Method of Auction; Starting Bid Price £140,000 plus reservation Fee.

This attractive double fronted two bedroom semi-detached bungalow is situated within this highly sought-after area of High Barnes. Internally the accommodation includes an entrance hall, lounge, dining room, kitchen, two bedrooms and a bathroom/wc. Externally there is a driveway, garage and gardens to the front, side and rear. 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. Early viewing essential to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Accessed via an entrance door into the entrance hall.

Entrance Hall

With a radiator and a storage cupboard.

Lounge 13'5" x 11'10"



Double glazed bay window to the front, radiator, electric fireplace with mantle and surround and coved cornice.

Dining Room 13'4" x 11'10" into recess



Double glazed bay window to the rear, radiator and electric fireplace with mantle and surround.

Kitchen 10'8" x 8'7"



Fitted with base and eye level units with work surfaces over incorporating a sink and drainer unit. There's wood effect laminate flooring, wall mounted boiler and door to the conservatory.

Conservatory 9'7" x 5'5"



Double glazed windows and wood effect vinyl flooring.

Bedroom 1 12'11" x 10'0"



With a radiator, double glazed window and fireplace.

Bedroom 2 11'3" x 10'0"



Double glazed window and a radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, pedestal wash basin and panelled bath. There's a radiator, tiled flooring, coved corning and a double glazed window.

Outside



There are delightful lawned gardens to the front, side and rear along with a GARAGE and driveway to the front providing off street parking.

Council Tax Band

The Council Tax Band is Band

Tenure Freehold

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

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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 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.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 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 which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyers solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm

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MAIN ROOMS AND DIMENSIONS

acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Auction Comments2

Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by The Great North Property Auction powered by iam-sold Ltd or iam-sold Ltd. TO VIEW OR MAKE A BID Contact Peter Heron Residential Sales & Lettings or visit: www.peterheron.co.uk

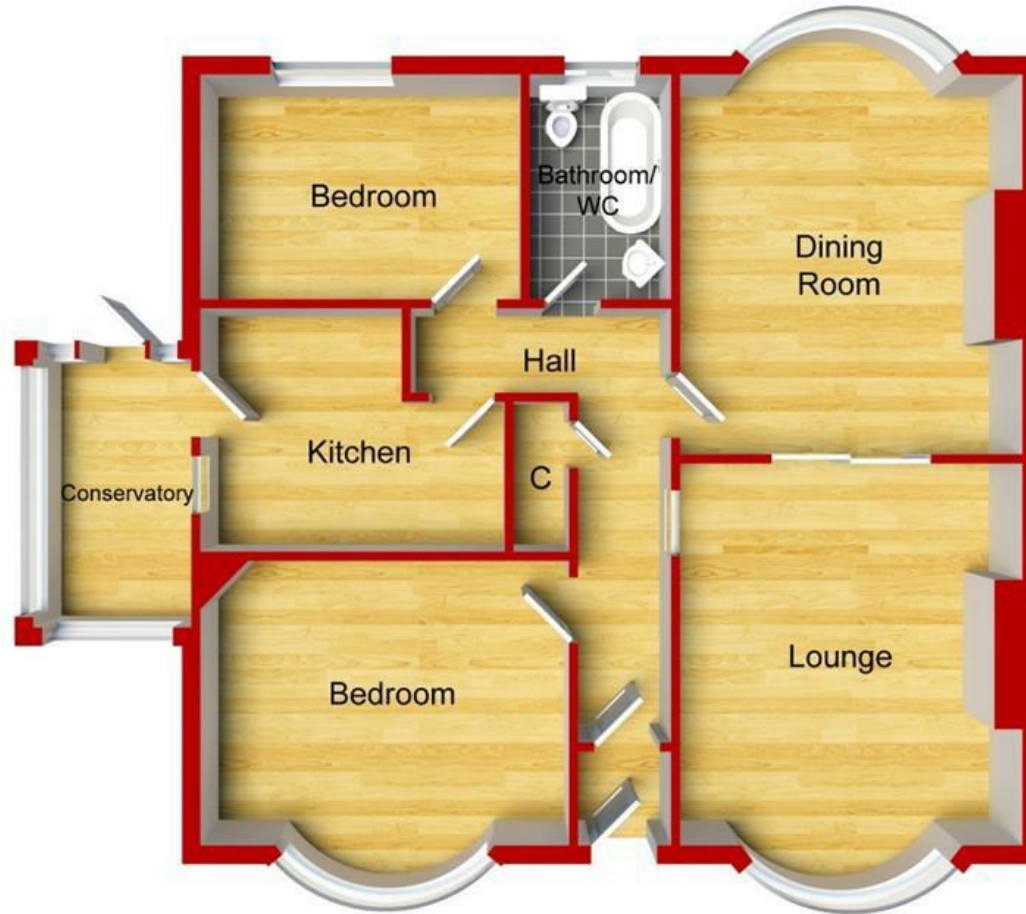


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

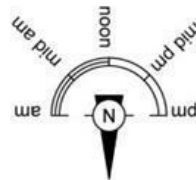
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Approximate Floor Area
(81.54 sq.m)



2 Woodville Crescent