









For Sale by Modern Method of Auction; Starting Bid Price £65,000 plus reservation Fee. Available with immediate vacant possession and no upward chain, this spacious four bedroom semi-detached home, provides great potential within this popular location. The accommodation on the ground floor includes an entrance porch, lobby, lounge, dining room and a kitchen whilst to the first floor there are four bedrooms and a family bathroom/wc. Externally there is a garden to the front, an integral garage and a generous lanwed garden to the rear. This convenient situation is within easy reach of local amenities as well as Sunderland City Centre and major road connections.

MAIN ROOMS AND DIMENSIONS

Porch

Accessed via double glazed entrance door. Double glazed windows and a double glazed door to the lobby

Lobby

With staircase to first floor. Central heating radiator and a door to the lounge

Lounge 14'8" x 12'4" into alcove



Double glazed window to the front, central heating radiator, attractive fireplace and archway through to the dining room

Dining Room 11'3" x 8'6"



Patio door leading out to the rear garden. Central heating radiator, and a door to the kitchen

Kitchen 11'1" x 9'3"



Fitted with wall and base units and working surfaces over

incorporating a sink and drainer unit. Double glazed window to the rear, central heating radiator and double glazed door to the rear garden. Built in cupboard and space for a range style cooker.

First Floor Landing

With a built in cupboard and doors leading off to the four bedrooms and family bathroom

Bedroom One 15'7" x 7'9"



(not including walk in wardrobe) with two double glazed windows to the rear, two central heating radiators and a walk in wardrobe with mirrored fronted sliding doors

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MAIN ROOMS AND DIMENSIONS

Bedroom Two 8'3" x 7'6"



Double glazed window to the front, central heating radiator and fitted wardrobes

Bedroom Four 8'4" x 6'6"



Double glazed window to the rear and a central heating radiator

Bedroom Three 11'10" x 6'10"



Double glazed window to the front and central heating radiator

Bathroom



With a low level W.C. with concealed cistern, wash hand

basin set into vanity unit and a panelled bath with electric shower over. Tiled walls, central heating radiator and a double glazed window

Externally



Garden to the front and a integral garage, whilst to the rear of the property there is a generous lawned garden

Council Tax Band Info

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure - Freehold

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

Important Notice Section 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. 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

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MAIN ROOMS AND DIMENSIONS

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 Section 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.

Sales Viewing Arrangements

To arrange an appointment to view this property contact us on 0191 5103323, Option1 or book a viewing online at peterheron.co.uk

Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

Ombudsman

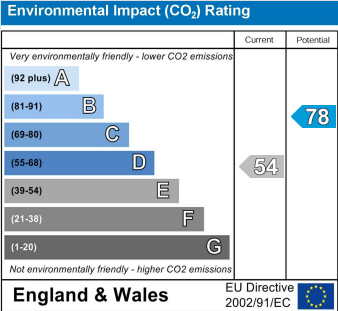
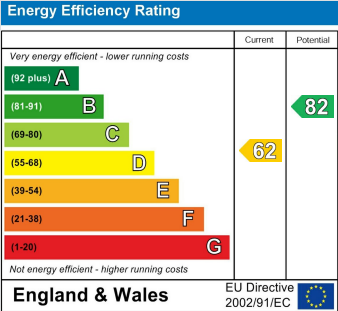
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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 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



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