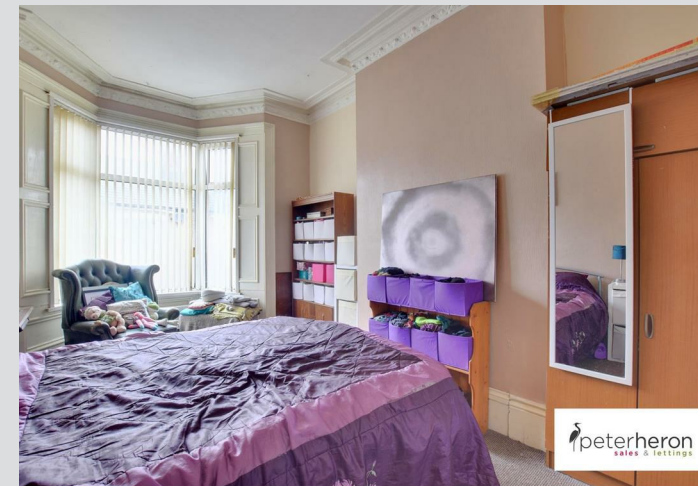










For Sale by Modern Method of Auction; Starting Bid Price £40,000 plus reservation Fee.

A two bedroom cottage, providing spacious accommodation all on one level. Internally comprising of an entrance vestibule, lobby, lounge, a generously proportioned kitchen, two bedrooms and a bathroom/wc. Benefits to the property include double glazing and gas central heating. Externally there is a yard to the rear with roller shutter access door. Location provides ideal access to local amenities and shopping facilities as well as excellent access to the City Centre and major road connections including the A19.

MAIN ROOMS AND DIMENSIONS

Entrance Vestibule

Accessed via a double glazed entrance door and inner door leading to lobby.

Lobby

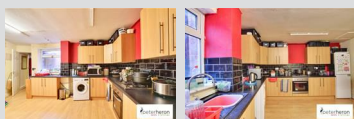
with doors leading to the lounge and two bedrooms.

Lounge 15'7" x 12'11"



Spacious room with a double glazed window to the front, radiator two built in cupboards and a door to breakfasting kitchen.

Breakfasting Kitchen 13'9" x 12'7"



Attractive modern kitchen with wall and base units, working surfaces incorporating sink and drainer unit, integrated appliances include oven and gas hob, tiled splash backs, wall mounted gas central heating combination boiler, radiator, double glazed window to rear and door to rear lobby.

Rear lobby

With door leading to bathroom and door leading to rear yard.

Bathroom



Contemporary three piece suite comprising low level WC, pedestal wash hand basin, panel bath with electric shower over, radiator and double glazed window.

Bedroom 1 17'0" (into bay) x 10'5" (into alcove)



Double glazed bay window to the side and radiator.

Bedroom 2 10'7" x 6'11"

Double glazed window and radiator.

Externally

There is a yard to the rear with roller shutter access.

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.

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.

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

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MAIN ROOMS AND DIMENSIONS

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.

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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

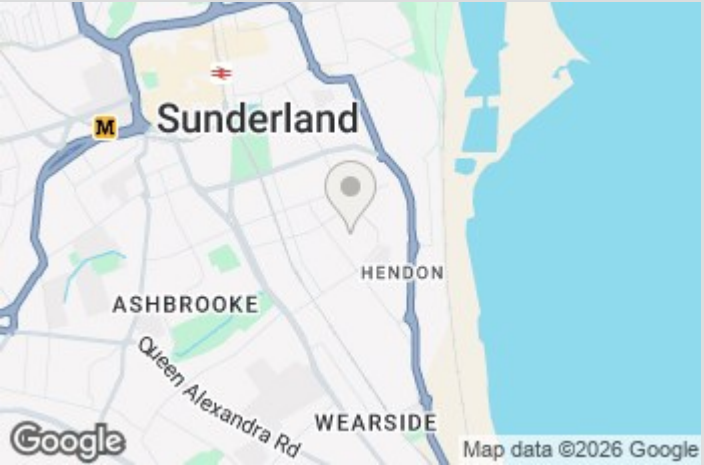
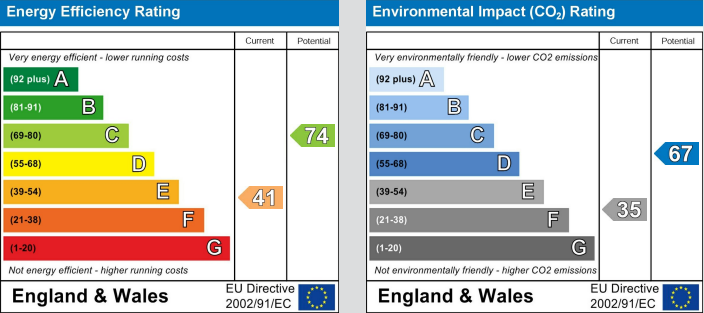
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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