









Available with immediate vacant possession and no upward chain, this competitively priced two bedroom ground floor apartment which sits within pleasant communal gardens, offers an excellent opportunity to those wishing to downsize, first time buyers and investors. Accommodation includes a living room, kitchen, two bedrooms and a bathroom. Benefiting from gas central heating and upvc double glazing, the property enjoys a convenient situation which would suit those who require easy commuting into the City centre and onto the A19 and is particularly convenient for Doxford International Business Park and Nissan. Internal inspection is highly recommended. For Sale by Modern Method of Auction; Starting Bid Price £32,000 plus reservation Fee.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

### Communal Entrance Hall

Solid door leading to

### Reception Hall

Single radiator.

### Living Room 14'4" x 12'2"

Into alcoves, UPVC double glazed French doors to front, single radiator, built in cupboard, coved cornicing to ceiling.

### Kitchen 6'8" x 9'7"

Wall and floor cupboards with wood coloured working surfaces, single drainer stainless steel sink unit, space for hob, oven and extractor fan, plumbing for washing machine, laminate flooring, splashbacks, UPVC double glazed window to rear.

### Bedroom 1 (front) 10'7" x 10'11"

Maximum dimensions into built in wardrobes, UPVC double glazed window to front, single radiator.

### Bedroom 2 (rear) 6'4" x 6'4"

UPVC double glazed window to rear.

### Bathroom

Low level WC, washbasin and bath with overhead electric shower, folding glass screen - white suite with UPVC lined splashbacks, electric shaving point, UPVC double glazed window, single radiator.

### Outside

Communal gardens, parking facilities to the side and communal courtyard to the rear.

### Tenure Leasehold

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

## Important Notice

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

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](http://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.

## Council Tax Band

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.

## 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

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

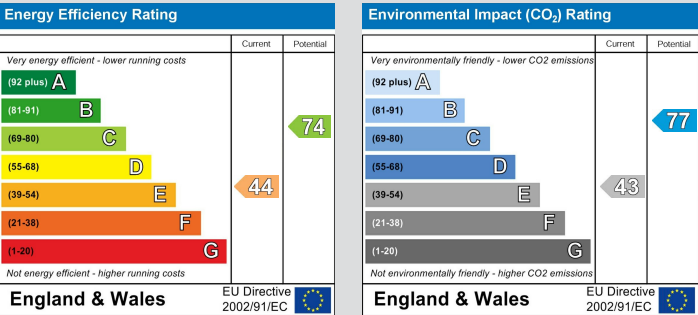
**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

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](http://www.peterheron.co.uk)



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323