



Baxter Road, Town End Farm, Sunderland

Guide price £28,000







For sale by Modern Method of Auction. Starting Bid Price: £31,000 plus reservation fee.

This popular style two bedroom second floor flat sits within a well maintained courtyard development situated just off Baxter Road in the heart of Town End Farm and boasts magnificent panoramic views across Herrington Park and towards Penshaw Monument.

This pleasant property is available with no upward chain and is perfect for first time buyers and investor landlords. Comprising entrance hall, living room with large bay window, kitchen, two bedrooms and a bathroom, the property benefits from UPVC double glazing and gas central heating, enjoys the use of communal gardens together with allocated parking to the front section of the courtyard.

Set close to all local amenities and perfect for the A19, Nissan, Doxford International and Amazon, the property is also well placed for Sunderland City Centre and Newcastle Upon Tyne.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a communal entrance door.

Communal Entrance

Residence is located on the second floor.

Private Residence/Hall

With a radiator, wood flooring and a storage cupboard.

Lounge 13'11" x 11'1"



With a double glazed bay window with panoramic views, radiator and wood flooring.

Kitchen 10'4" x 7'4"



Fit with base and eye level units with work surfaces over incorporating a sink unit. Integrated appliances include an oven and hob with extractor hood over and space is provided for the inclusion of a washing machine. There's also a boiler store, coved cornicing, radiator and tiled flooring.

Bedroom 1 14'0" x 10'2"



Double glazed window, radiator and wood flooring.

Bedroom 2 10'4" x 7'3"



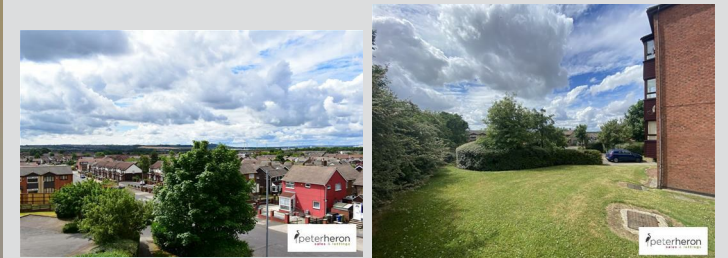
Double glazed window, radiator and wood flooring.

Bathroom



Fit with a low level WC, pedestal wash basin and panelled bath with shower head over. There's a radiator, double glazed window and tiled walls.

Outside



There are communal lawned gardens to the front and residential parking facilities.

Tenure LH

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 64 years from 01/12/1987 and the Service Charge is

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MAIN ROOMS AND DIMENSIONS

£1400 per annum to include ground rent, building insurance, cleaning of communal areas and windows and upkeep of communal gardens.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand

The Council Tax is Band A

Auction Comments 1

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 Comments 2

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

Important Notice 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 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.

Viewings Srd

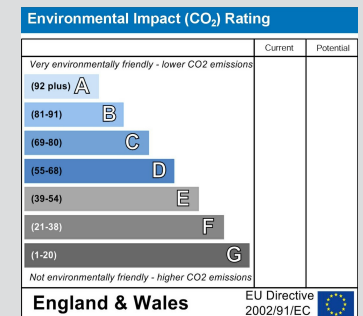
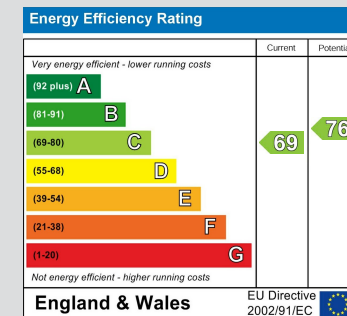
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Opening Times 2

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

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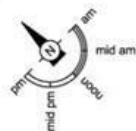


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Approximate Floor Area
(57.19 sq.m)



12 York House