









For Sale by Modern Method of Auction; Starting Bid Price £110,000 plus reservation Fee.

An attractive Dutch style semi-detached property, occupying a pleasant position within the ever popular area of Wear View Estate. Internal accommodation includes a hall with staircase to the first floor, lounge, dining room and an extended fitted kitchen whilst to the first floor there are three bedrooms and a family bathroom/wc. Features of note include gas central heating and UPVC double glazing, driveway, garage and gardens to the front and rear. The property is ideally placed for local amenities, as well as offering excellent access to Doxford International Business Park, Sunderland City Centre, Nissan and major road links, including the A19. With no upper chain involved, viewing is highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Hall

Staircase to first floor and glazed door to lounge.

## Lounge 13'7" x 12'2"



Double glazed window to front, two radiators and access through into dining room.

## Dining Room 10'3" x 8'2"



Double glazed French doors to rear garden and a door to kitchen.

## Kitchen 15'3" x 8'3"



Wal and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven and hob with extractor chimney over, fridge, freezer and washing machine. Double glazed window to rear, double glazed French door to rear garden and internal door to garage.

## First Floor Landing

Double glazed window.

## Bedroom 1 13'1" x 8'5"



Double glazed window to front, radiator and built in wardrobes.

## Bedroom 2 9'3" x 9'0"



Double glazed window to rear, radiator and built in cupboard.

## Bedroom 3 6'9" x 10'4"



Maximum including stair head area, double glazed window to front, radiator and wall mounted central heating boiler.

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

## Family Bathroom



Low level WC with concealed cistern, washbasin set into vanity unit and P shaped panel bath with mains shower over, tiled walls, chrome ladder style radiator and double glazed window.

## Outside



There is a garden to front with driveway providing off street parking whilst to the rear there is a generous garden.

## Garage 16'4" x 7'8"

Attached garage with an up and over access door and internal door to kitchen.

## Council Tax Band

The Council Tax Band is Band B.

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

## 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

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

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.

## Sea Road Viewings

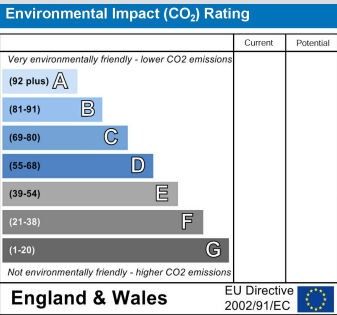
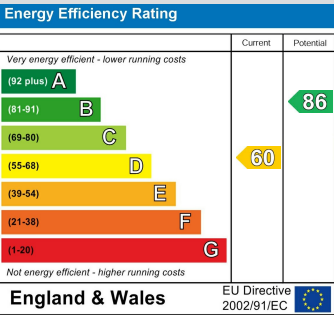
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.

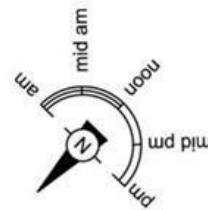


Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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



Ground Floor  
Approximate Floor Area  
(41.75 sq.m)



First Floor  
Approximate Floor Area  
(35.71 sq.m)

10 Bowburn Avenue