















For Sale by Modern Method of Auction; Starting Bid Price £55,000 plus reservation Fee.

Available with immediate vacant possession and no upper chain, this conveniently situated two bedroom, end terraced home offers good investment potential for landlords, but is also suitable for first time buyers as it has been priced for a quick sale.

The internal accommodation comprises of an entrance hall, lounge, breakfasting kitchen, two double sized first floor bedrooms and a bathroom, whilst features of note include gas central heating and UPVC double glazing.

Externally there is a town garden to the front, a passage to the side, and an enclosed yard to the rear which has space for a car together with a brick outhouse ideal for storage.

Just a short walk from Southwick Green shopping centre, the property is also well place for Sunderland City Centre and the A19, whilst Sunderland's magnificent coastline is also within easy reach.

In need of some updating and modernising but carrying huge potential, the property has wonderful views at first floor level across the city landscape towards the Northern Spire Bridge.

Should be viewed as a matter of urgency as considerable interest is anticipated!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed door to

## Entrance Lobby

Part glazed to living room.

## Living Room 11'6" x 14'7"



With an electric fire with granite insert and hearth and timber surround, dado rail, coved corning to ceiling, UPVC double glazed oriel bay window and a double radiator.

## Inner Hall

With under stairs storage cupboard with fitted shelving, single radiator, and there is a UPVC double glazed door leading out into the rear garden.

## Kitchen 8'3" x 7'2"



Base and eye level units with working surfaces incorporating a single drainer sink unit with mixer taps, there are glass fronted display cabinets, fitted shelving. Space and plumbing for automatic washing machine, space for gas cooker and overhead extractor hood, additional work bench space, panelled walls, UPVC double glazed door to the rear elevation, there is vinyl flooring and space has been provided for the inclusion of a fridge freezer.

## First Floor Landing

With access point to an insulated loft, built in cupboard with wall mounted gas combination boiler serving hot water and radiators, which we have been advised by our clients was installed around October 2020 and still has one year remaining on the warranty up to 2025.

## Bedroom 1 11'11" x 11'10" max dimensions into fitted robes



Fitted wardrobes with sliding doors, UPVC double glazed window to the front elevation, single radiator and a bulk head cupboard with hanging rails.

## Bedroom 2 (rear) 11'6" x 7'11"



UPVC double glazed window to rear elevation and a single radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, wash basin set into vanity unit with cupboards under, panel bath with overhead electric shower- white suite with tiled walls and vinyl flooring, a single radiator and a UPVC double glazed window to the rear elevation.

## Outside



Block paved gardens to the front with a single gate to the side allowing access to a side passage perfect for wheelie bin storage, and providing access to enclosed part landscaped gardens to the rear which allow for vehicle access if required (subject to having kerbs lowered by the highways authority) and enjoying a lovely sunny aspect.

## Tenure Freehold

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

## Council Tax Band

The Council Tax Band is Band A.

## 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

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 must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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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.

## Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road 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.

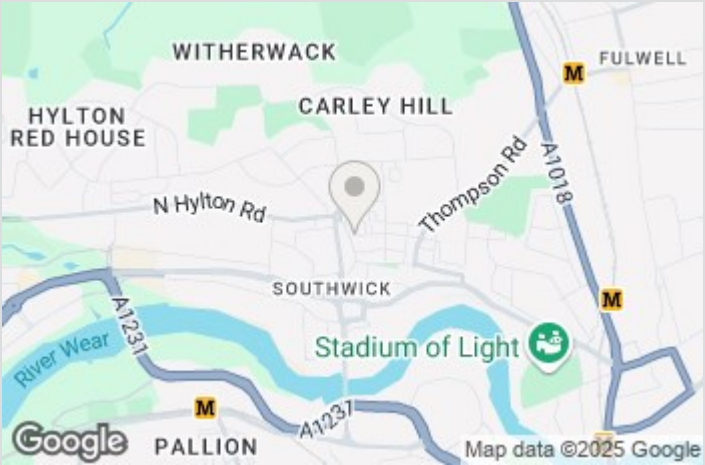
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# MAIN ROOMS AND DIMENSIONS

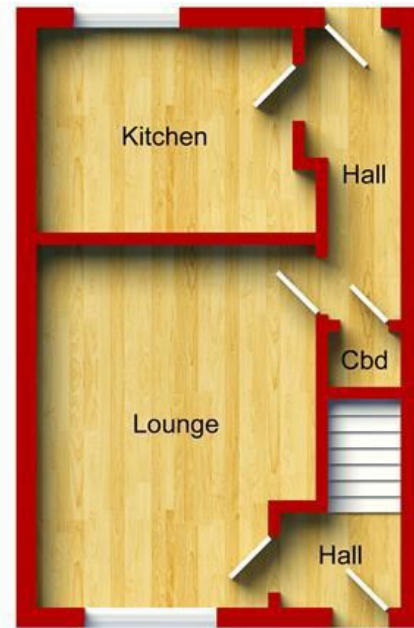
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
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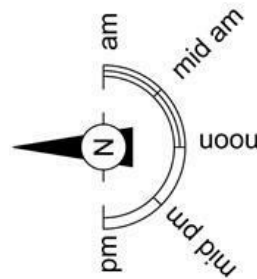
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Ground Floor  
Approximate Floor Area  
(32.30 sq.m)



First Floor  
Approximate Floor Area  
(32.30 sq.m)



8 Cicero Terrace