









For Sale by Modern Method of Auction; Starting Bid Price £160,000 plus reservation Fee.

Nestled away on discreet cul-de-sac situated at the top of Primrose Crescent and facing onto the neighbouring executive development known as Rushcliffe, this popular style three bedroom semi detached home is available with no upward chain and offers an exciting opportunity to first time buyers and families alike.

Arranged over two floors, the property internally comprises, entrance porch, reception hall, lounge, dining room, kitchen, three first floor bedrooms and a bathroom. Externally there are gardens to the front and rear leading to the garage..

Walking distance from all the superb amenities the wonderful suburb of Fulwell has to offer, this wonderful home is well placed for good schools and metro stations whilst the coast and city centre are also nearby.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to porch.

Entrance Porch

Wood effect laminate flooring, UPVC double glazed door to reception hall.

Reception Hall



Staircase with understairs cupboard and radiator with radiator cover. Alarm control panel.

Lounge 11'11" x 12'3"



UPVC double glazed window to front, single radiator, fireplace with marble effect surround, insert and hearth, cornicing to ceiling, open plan to dining room.

Dining Room 10'8" x 9'4"



Double radiator, double glazed sliding patio doors leading out into generous south facing rear gardens.

Kitchen 10'10" x 8'9"



Selection of base and eye level units with stone coloured working surfaces incorporating single drainer 1 1/2 bowl stainless steel sink unit with pedestal mixer taps, integrated appliances include and electric hob with overhead extractor hood, built under electric oven, fridge freezer, space and plumbing for automatic washing machine and dishwasher, UPVC double glazed window and door to rear providing access directly into the rear gardens, fitted shelving, vinyl flooring.

First Floor Landing

UPVC double glazed window to side.

Bedroom 1 (front) 10'0" x 12'5"



UPVC double glazed windows to front, double radiator, built in cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 (rear) 10'5" x 10'4"



Fitted wardrobes, overhead cupboards, UPVC double glazed window to rear, radiator.

Bedroom 3 (front) 9'3" x 8'3"



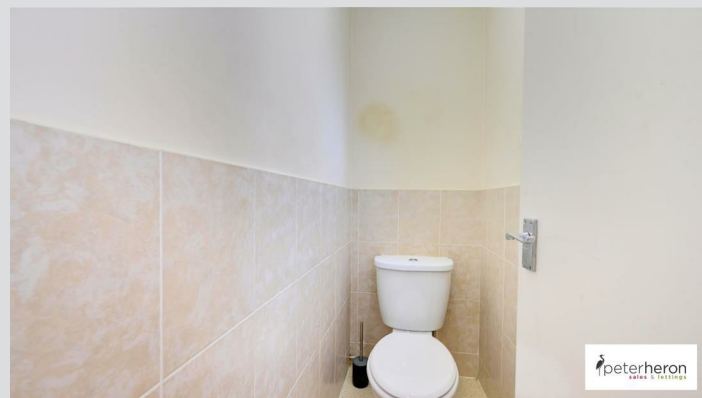
UPVC double glazed window and radiator.

Bathroom



Pedestal washbasin, panel bath with overhead electric shower and glass screen - white suite with part tiled walls, UPVC double glazed window, single radiator.

Separate WC



UPVC double glazed window, part tiled walls and single radiator.

Outside



Town garden to the front, enclosed lawned gardens to the rear enjoying a southerly aspect and patio seating area accessed directly from the dining room. Garage located to the side of number 1 Primrose Precinct.

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, 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

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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 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 £300.00 by Movewithus Ltd.

Sea Road Viewings

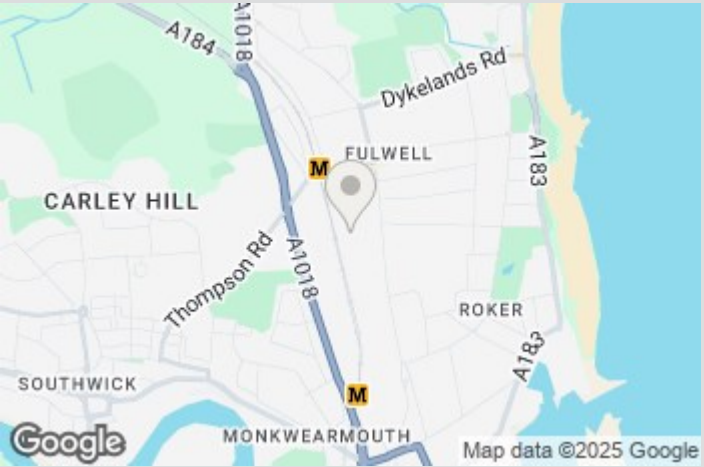
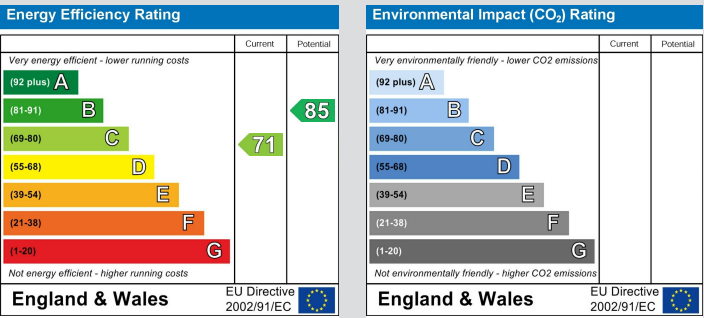
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

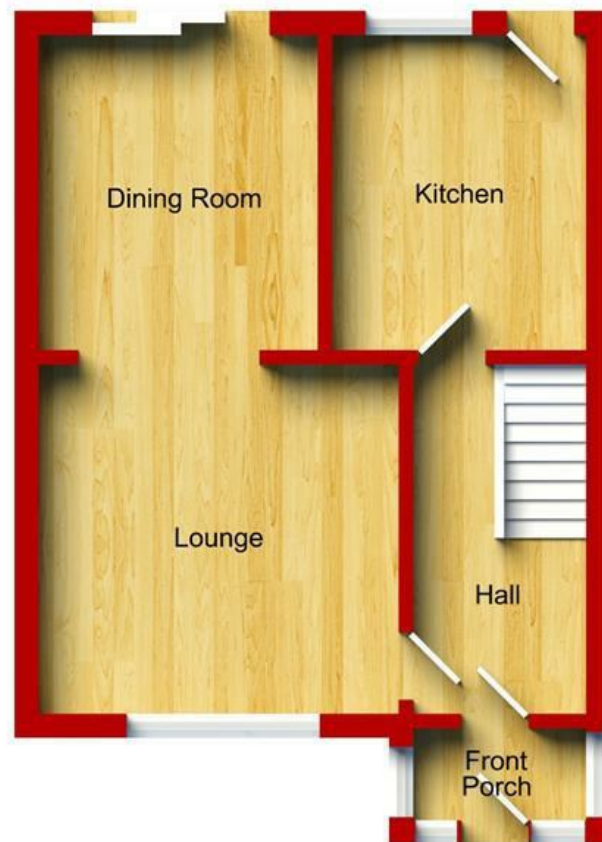
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

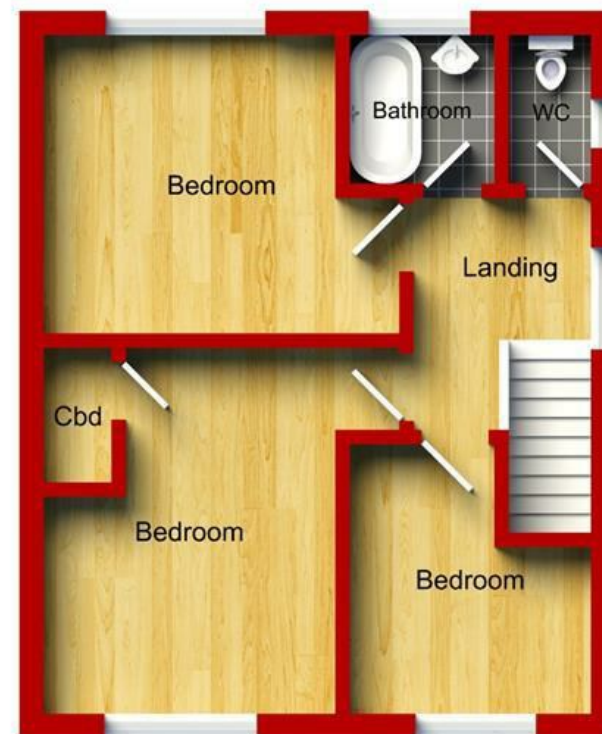
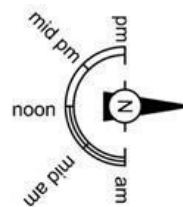


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Ground Floor
Approximate Floor Area
(42.00 sq.m)



First Floor
Approximate Floor Area
(40.00 sq.m)

2 Primrose Precinct