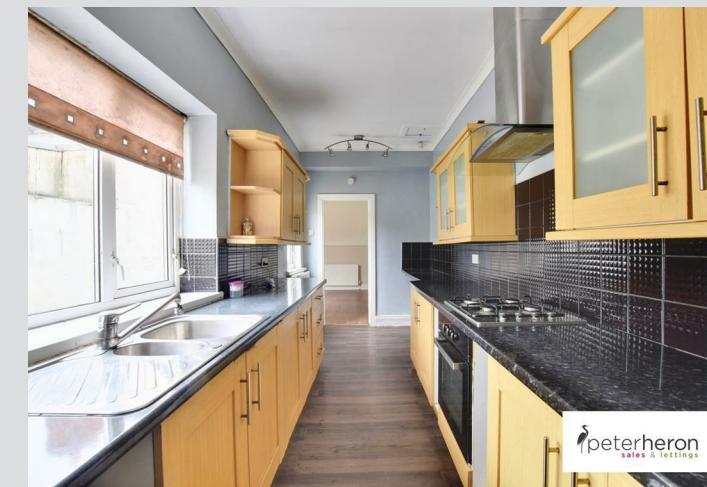




Grosvenor Street, Southwick, Sunderland

Guide price £38,000





For Sale by Modern Method of Auction; Starting Bid Price £38,000 plus reservation Fee.

An exciting opportunity for first time buyers, landlords and those looking to downsize to a property with all accommodation to the ground floor level.

This quietly situated mid terraced, Victorian cottage is available with no upward chain. Internal accommodation comprises, a reception hall, living room, kitchen, a double bedroom and bathroom. Whilst benefiting from gas central heating and UPVC double glazed windows.

Positioned in a convenient location well placed for Southwick Green shopping centre, the City Centre, A19 and coast. This competitively priced cottage should be viewed as a matter of urgency as a quick sale is anticipated.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC door into entrance hall.

Entrance Hall

Radiator and doors to the bedroom and lounge.

Lounge 15'10" x 13'5" into alcoves



Double glazed French UPVC doors to rear, double radiator, door to kitchen.

Kitchen 18'4" x 6'6"



Range of wall and base units with counter tops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood, space for fridge freezer and washing machine. Double radiator, 2 double glazed windows to rear, cupboard housing wall mounted Ideal Instinct 2 Combination boiler (we have been advised by our client was installed in September 2024), and wooden glass panelled door to rear hall.

Rear Hall

UPVC door to rear, door to bathroom.

Bathroom



Low level WC, wash hand basin, walk in shower cubicle, corner bath, double radiator, double glazed window to rear.

Bedroom 1 13'8" x 11'7"



Double glazed window to front and double radiator.

Outside



Low maintenance courtyard with roller shutter.

Auction Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding.

The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £7,080 inc. VAT. This Fee is paid to reserve the property to the

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MAIN ROOMS AND DIMENSIONS

buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Tenure FH

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 is Band A.

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.

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

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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 £300.00 by Movewithus Ltd.

Viewings Srd

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

Opening Times

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

Ombudsman

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

