

For Sale by Modern Method of Auction; Starting Bid Price £89,950 plus reservation Fee.

Positioned along this popular avenue situated on the border of Fulwell and Roker set close to Roker Park and the sea front, this mid terraced 2 bedroom bay windowed cottage, available with no upward chain, offers a comfortable living space perfect for first time buyers and those who require all accommodation to the ground floor.

Internal accommodation comprises reception hall, lounge, kitchen, 2 bedrooms and a bathroom whilst externally there is a courtyard to the front and enclosed west facing courtyard to the rear with secure off street parking.

Within easy reach of Sea Road shopping centre and Seaburn metro station the property is convenient for all local amenities and deserves immediate internal inspection.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via an entrance door.

### Entrance Hall



Laminate flooring, coved cornicing and loft access hatch.

### Lounge 15'1" x 10'1" into alcoves



Laminate flooring, UPVC double glazed window, coved cornicing and a gas fireplace with mantel and surround.

### Lobby

Door to the rear and a built in cupboard.

### Kitchen 11'3" x 7'4"



Fit with wall and base units with work surfaces over incorporating a sink unit. There's also tiled splashbacks, UPVC double glazed window and coved cornicing.

### Bathroom



Low level WC, wash basin set into vanity unit, bidet, Japanese deep soaking bath and walk in shower enclosure. There's a double glazed window, tiled walls and flooring, overhead spotlights and an extractor fan.

### Bedroom 1 11'4" x 13'2"



UPVC double glazed bay windows to the front, electric radiator. coved cornicing and laminate flooring.

### Bedroom 2 11'5" x 6'6"



UPVC double glazed window, laminate flooring and electric radiator.

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# MAIN ROOMS AND DIMENSIONS

## Outside



There is a courtyard to the rear with access door and space for off street parking.

### 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.

### 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.

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

### 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 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.

### Council Tax Band

The Council Tax Band is Band A

### Tenure Freehold

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

### 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

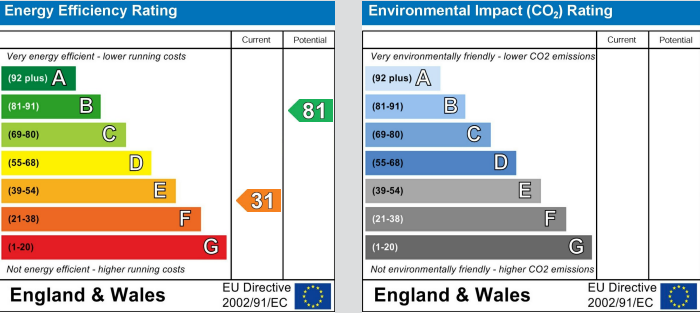
### Ombudsman

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Approximate Floor Area  
(58.78 sq.m)

5 Mere Knolls Road