



Bodmin Square, Town End Farm, Sunderland



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Guide price £55,000







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sales & lettings



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

Occupying a quiet, head of cul-de-sac position and with well proportioned gardens to the rear, this popular style four person two bedroom and two reception room semi detached home in need of general updating and modernising carries a very competitive asking guide price and should prove to be extremely popular with both first time buyers and investor landlords.

Internal accommodation comprises reception hall, lounge, dining room, kitchen, two double size first floor bedrooms and a shower room whilst features of note include gas central heating, some double glazing and a drive to the front which accompanies the generous rear gardens.

Located at the favourable Hylton Lane end of Town End Farm, the property is well placed for the A19 which provides excellent transport links to Nissan, Doxford International Business Park and Amazon whilst the property's location is also ideal for commuting into Sunderland and through to Newcastle and beyond. Available with no upward chain, this property should prove to be very popular indeed therefore immediate internal inspection is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Hall

Staircase to first floor, single radiator.

Lounge 12'1" x 11'3"



UPVC double glazed window to front, double radiator.

Dining Room 8'8" x 7'11"



UPVC double glazed sliding patio doors to rear.

Kitchen 9'4" x 8'1"



Base and eye level units with work surfaces over incorporating a single drainer stainless steel sink unit with pedestal mixer tap, space for electric cooker, plumbing for washer, tiled splashbacks, double radiator, understairs storage cupboard, space for under bench fridge. UPVC double glazed window to rear.

First Floor Landing

Access point to loft. UPVC double glazed window to side.

Bedroom 1 (front) 10'0" x 17'5"



UPVC double glazed windows to front, bulk head cupboard, wall mounted gas combination boiler serving hot water and radiators, single radiator.

Bedroom 2 (rear) 10'2" x 10'9"



UPVC double glazed windows to rear, single radiator.

Shower Room



Low level WC, wall mounted washbasin and step in shower enclosure with electric shower - white suite with tiled

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MAIN ROOMS AND DIMENSIONS

splashbacks, UPVC double glazed window to side, single radiator.

Outside



Lawned gardens to the front with a drive accessed via wrought iron gates, passage to side providing access through well proportioned gardens to the rear with brick store and potting shed.

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.

Solar Panels

We have been advised by our clients that the solar panels are owned and were bought through the Greendeal.

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 4.2% 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 Comments

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

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 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.

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MAIN ROOMS AND DIMENSIONS

Sea Road Viewings

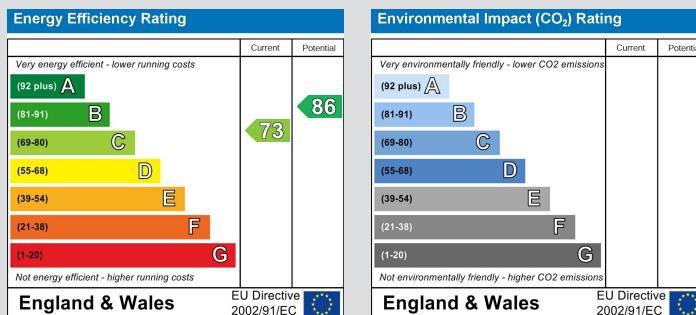
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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