

For Sale by Modern Method of Auction; Starting Bid Price £69,950 plus reservation Fee.

Sitting along a quiet pedestrianised walkway on the periphery of Downhill estate and available with no upward chain, this well proportioned three bedroom mid terraced home offers comfortable accommodation ideal for families and first time buyers.

Comprising reception hall, lounge dining room, kitchen, three bedrooms and a wet room, the property externally features gardens to the front and enclosed courtyard to the rear with off street parking accessed via timber gates.

Benefiting from gas central heating and UPVC double glazing, the property enjoys a convenient spot just a stones throw from Kingsway Road and is well placed for Sunderland city centre, the A19, Newcastle and beyond.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed entrance door to

### Lounge 16'0" x 17'2"



UPVC double glazed window to front, staircase to first floor, radiator x2, feature fireplace with timber surround and marble hearth, double door leading through into

### Dining Room 9'4" x 8'11"



Radiator and UPVC double glazed French door leading to rear garden.

### Kitchen 8'9" x 7'9"



Wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer, integrated oven and gas hob with extractor hood, tiled splashbacks, space for fridge freezer, space for washing machine, double glazed window to rear.

## First Floor Landing



### Bedroom 1 14'2" x 9'3"



Double glazed window, radiator and fitted sliding door wardrobes.

### Bedroom 2 8'7" x 9'4"



Double glazed window and radiator.

### Bedroom 3 9'7" x 7'9"



Double glazed window and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Wet Room



Low level WC, pedestal washbasin and shower area with overhead shower, UPVC double glazed window, chrome heated towel rail and tiled walls.

## Outside



Paved patio garden to the front whilst to the rear a low maintenance paved patio garden with timber decked seating area and double gates providing off street parking.

## 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.

## 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.

## 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

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

## 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.

## Auction Comments 2

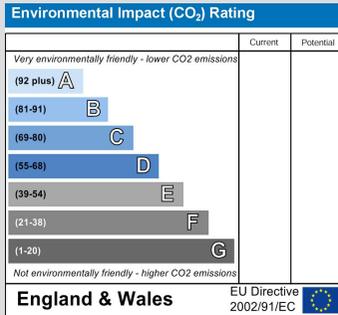
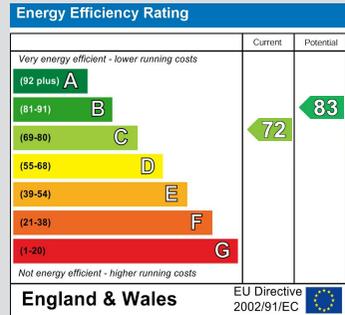
Please note this property is subject to an undisclosed

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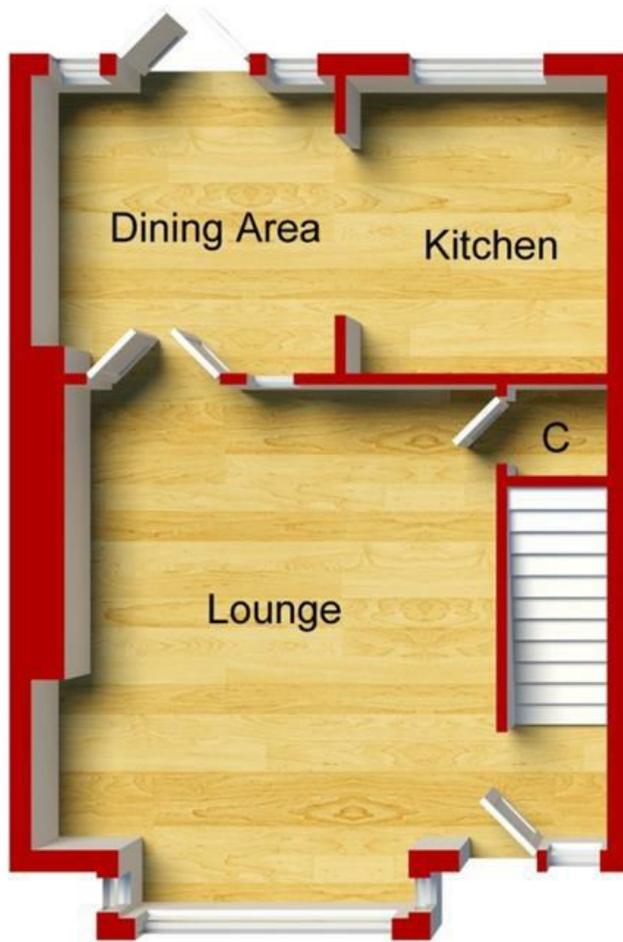
# MAIN ROOMS AND DIMENSIONS

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)



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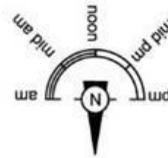
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Ground Floor  
Approximate Floor Area  
(38.09 sq.m)



First Floor  
Approximate Floor Area  
(36.50 sq.m)



## 30 Kelham Square