



**** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £70,000 PLUS RESERVATION FEE ****
Smith and Friends are delighted to bring to the market this refurbished and immaculate three bedroom terraced property. Located in this popular area of Peterlee, close to local amenities and main commuter routes. In our opinion the versatile and deceptively spacious layout will appeal to a variety of potential buyers. The accommodation briefly comprises of: entrance hallway, downstairs toilet, stunning breakfast kitchen with a range of wall, base and drawer units including integrated appliances and an open plan lounge and dining area. To the first floor there are three good sized bedrooms and a luxurious white and chrome shower room. Externally are easily maintained enclosed gardens to front and rear. The property also benefits from uPVC double glazing, gas central heating and garage.

Brecon Close, Peterlee, SR8 2JU
3 Bed - House - Mid Terrace
Starting Bid £70,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold



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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 £6,600 inc. VAT. This Fee is paid to reserve the property to the 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.

GROUND FLOOR

ENTRANCE HALL

10' x 9'2 (3.05m x 2.79m)

uPVC double glazed glass panelled door, staircase to first floor landing, radiator, storage cupboard.

DOWNSTAIRS TOILET

6'8 x 2'7 (2.03m x 0.79m)

White and chrome suite with low level WC, wash hand basin, uPVC double glazed window to front.

KITCHEN

11'4 x 9'1 (3.45m x 2.77m)

Fitted with a range of wall, base and drawer units with matching work surfaces, inset sink and drainer, four ring halogen hob with illuminating extractor, fan assisted oven and built-in microwave, integrated washing machine, fridge and freezer, uPVC double glazed window to rear, uPVC double glazed glass panelled door.

OPEN PLAN LOUNGE/DINING AREA

DINING AREA

10'3 x 10'9 (3.12m x 3.28m)

uPVC double glazed window, uPVC double glazed glass panelled door, radiator, arch into the lounge.

LOUNGE AREA

11'8 x 10'8 (3.56m x 3.25m)

uPVC double glazed window, radiator.

FIRST FLOOR

LANDING

Via return staircase, uPVC double glazed window, storage cupboards.

BEDROOM 1

12' x 10'8 (3.66m x 3.25m)

uPVC double glazed window, radiator.

BEDROOM 2

11'9 x 10'8 (3.58m x 3.25m)

uPVC double glazed window, radiator.

BEDROOM 3

7'1 x 9'5 (2.16m x 2.87m)

uPVC double glazed window, radiator.

SHOWER ROOM/WC

7'1 x 5'10 (2.16m x 1.78m)

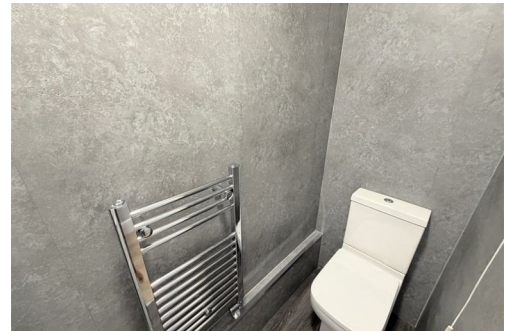
White and chrome suite with double shower, wash hand basin with vanity storage and low level WC; heated chrome towel rail, uPVC double glazed window.

EXTERNALLY

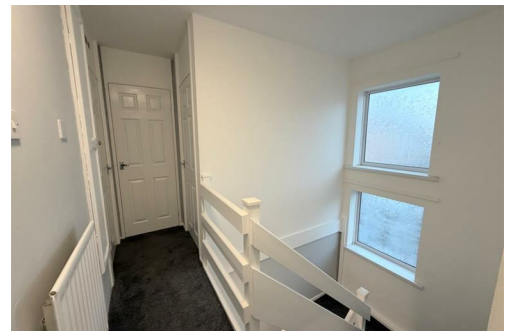
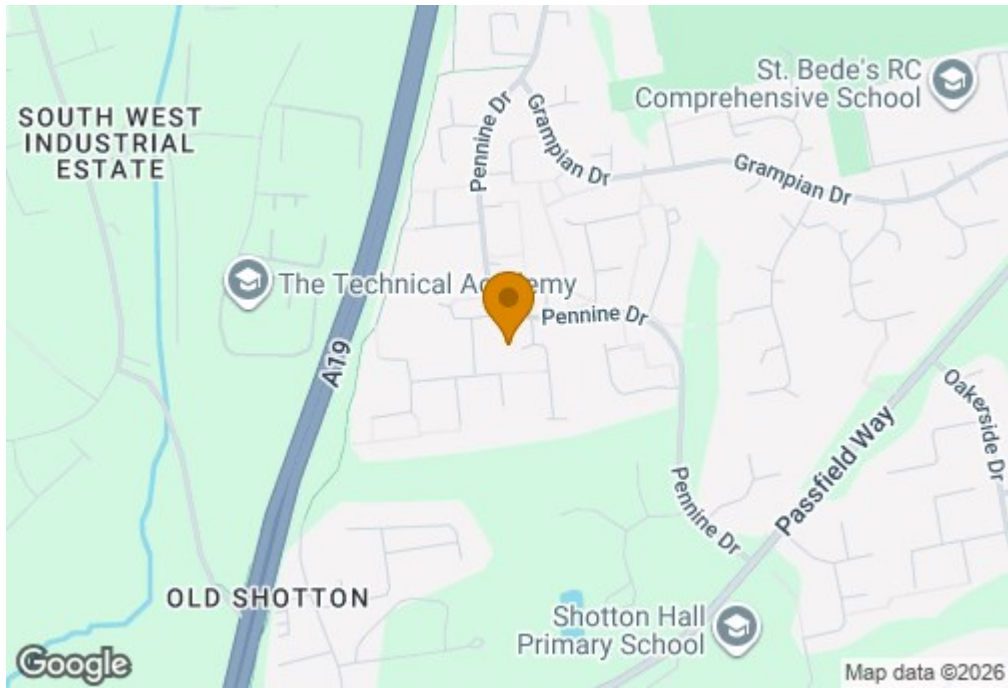
Easily maintained enclosed gardens to front and rear.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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www.smith-and-friends.co.uk

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Ground Floor



Floor 1



Approximate total area⁽¹⁾
874 ft²
81.3 m²

Reduced headroom
4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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