









For Sale by Modern Method of Auction; Starting Bid Price £75,000 plus reservation Fee. An attractive three bedroom, double fronted mid terrace cottage, providing spacious accommodation all on one level. Internally the accommodation includes a hall, lounge, kitchen, wet room/wc and three bedrooms. Externally there is a small forecourt area to the front and a courtyard to the rear. The property is well located for local amenities, shops and schools, Sunderland Royal Hospital and Sunderland University, as well as providing easy access to the City Centre and transport connections, including Pallion Metro Station. An immediate internal inspection is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Hall



Radiator.

Lounge 13'7" x 12'2"



Timber framed double glazed sealed unit bow window to rear, radiator and doors lead off to kitchen and bedroom 3.

Kitchen 8'6" x 7'9"



Wall and base units with work surfaces over incorporating a sink and drainer unit, space for cooker, fridge and washing machine, double glazed window to side, tiled floor, radiator. Sliding door to wet room and a door leading out to rear courtyard.

Wet Room



Low level WC with concealed cistern, washbasin set into vanity unit and a wet area with mains shower, chrome ladder style radiator and double glazed window.

Bedroom 1 14'9" into bay x 11'1" into alcove



Double glazed bay window to front, three radiators and a decorative fireplace.

Bedroom 2 9'10" x 10'2" not including robes



Double glazed window to front, radiator and fitted sliding door wardrobes.

Bedroom 3 12'1" x 9'10"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



To the rear of the property there is a courtyard with tiled and block paved areas along with a gated access to the rear service lane.

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.

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 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.

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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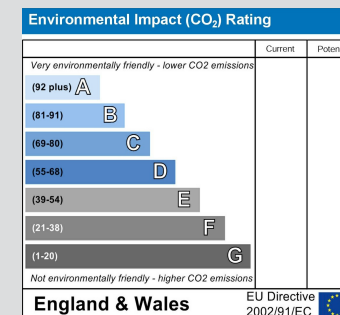
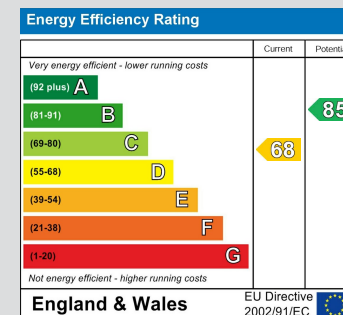
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

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.



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Ground Floor
Approximate Floor Area
(70.40 sq.m)

15 Cheviot Street

