

East View, Castletown, Sunderland

Guide price £55,000











An exciting investment opportunity for landlords, first-time buyers and DIY enthusiasts alike, this two bedroom mid-terraced home offers fantastic potential for those looking to undertake a refurbishment project and create a home to their own tastes and requirements.

Situated on East View in the conveniently located village of Castletown, the property occupies a highly convenient position sitting close to the A19, providing excellent transport connections to Sunderland City Centre, Newcastle, Durham and the wider North East region.

Requiring updating and modernisation throughout, the accommodation is arranged over two floors and comprises a reception hall, lounge, separate dining room and kitchen, whilst to the first floor there are two bedrooms and a bathroom/WC.

Externally, the property benefits from an enclosed courtyard to the rear, offering the added advantage of secure off-street parking.

Available with immediate vacant possession and offered for sale via the Modern Method of Auction, this property presents an excellent opportunity for buy-to-let investors seeking to enhance their portfolio or buyers looking to add value through refurbishment.

With plenty of potential and a convenient location, early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door with inner wooden glass panelled door to

Reception Hall
Radiator and inner wooden door to dining room.

Lounge





Double glazed window to front and a radiator.

Dining Room





Double glazed window to rear and a radiator. Stairs to first floor and a door to the kitchen.

Kitchen





Base units with countertops over incorporating a 1.5 bowl sink and drainer unit with mixer tap. Space for an oven, fridge freezer and washing machine. Double radiator and wall mounted boiler. 2x Double glazed windows to side and rear.

First Floor Landing



Landing with radiator and doors to

Bedroom 1
Double glazed window to front, radiator and access point to loft.

Bedroom 2




Single glazed window to rear, radiator and built in storage.

Bathroom





Bath with shower over, low level wc and hand wash basin set into vanity unit, chrome heated towel rail and double glazed window to rear.

Outside
Low maintenance courtyard to rear with a wooden double gate to rear lane providing off street parking.

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

Council TaxBand
The Council Tax is Band A.

Auction Comments
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the `Reservation Period`).

Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.

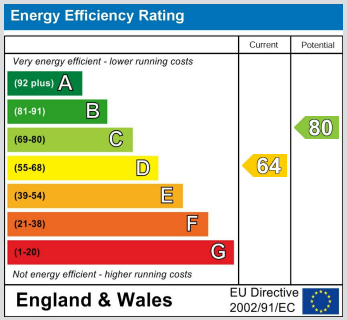
MAIN ROOMS AND DIMENSIONS

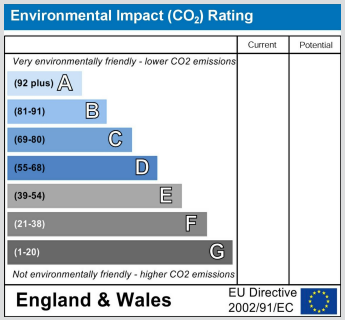
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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

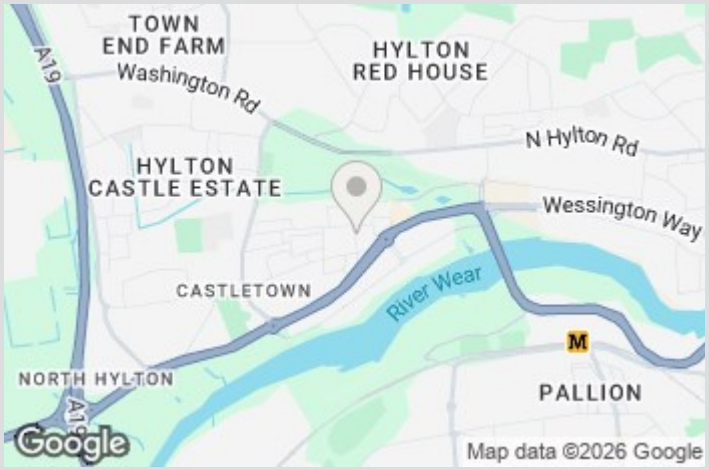
Viewings Srd
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

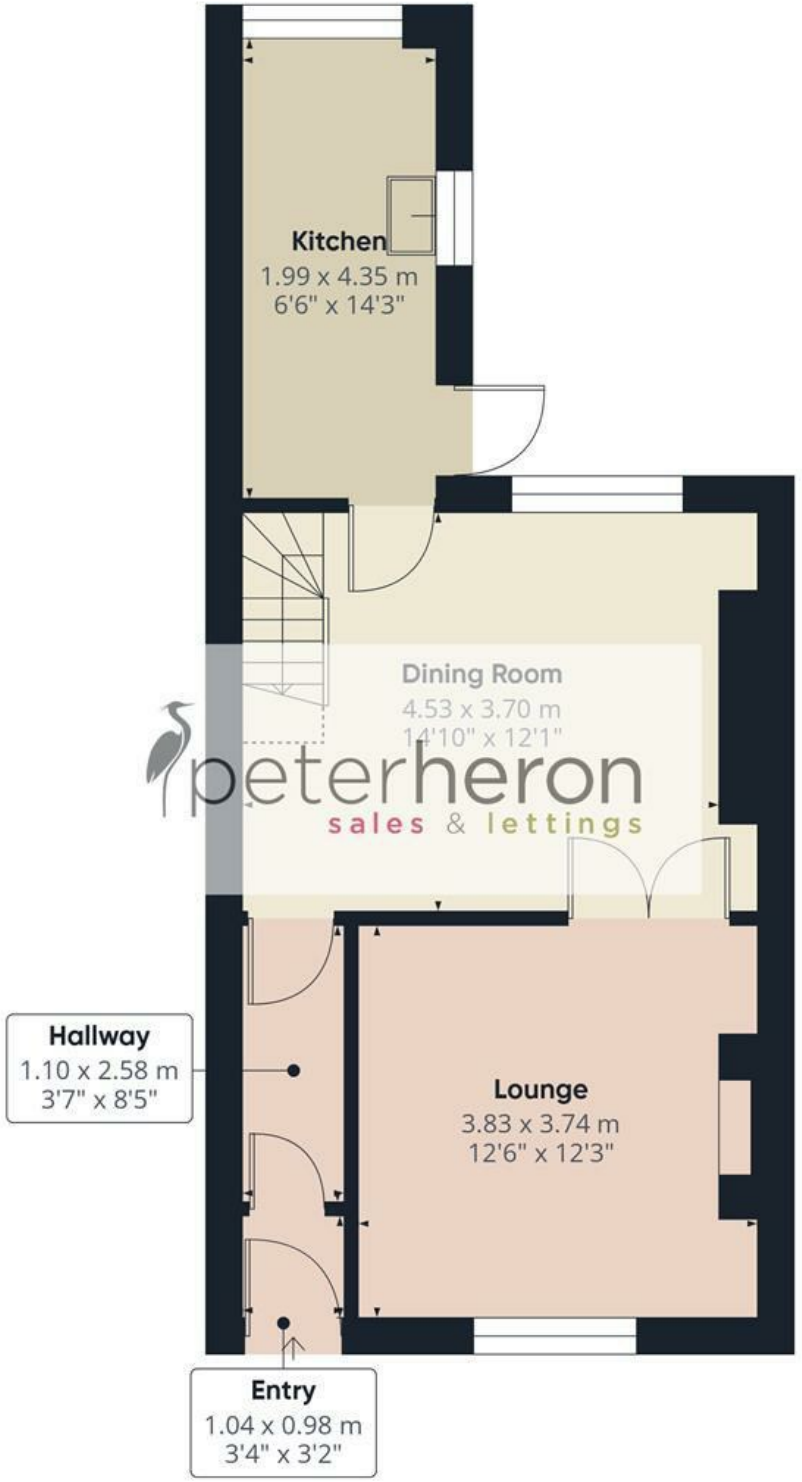
Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

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









Ground Floor

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Approximate total area(1)

44 m²

474 ft²

Reduced headroom

0.7 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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