















For Sale by Modern Method of Auction; Starting Bid Price £140,000 plus reservation Fee.

An imposing three bedroom, two reception room, double fronted end terrace house, providing spacious and attractive accommodation. Internally the accommodation includes to the ground floor of a reception hall with staircase to the first floor, lounge with bay window, dining room and a modern fitted kitchen. On the first floor there are three well proportioned bedrooms and a family bathroom/wc. Externally there is a small forecourt to the front and a courtyard to the rear with roller shutter access door, providing off street parking. Benefits of the property include UPVC double glazing and gas central heating to radiators. Conveniently located for local amenities, Sea Road shopping facilities, schools and the Sea Front, as well as transport links, including Seaburn Metro Station. With immediate vacant possession and no upper chain involved, early viewing is essential!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door to

### Reception Hall

Radiator, staircase to first floor with under stair cloaks cupboard. Doors to lounge, dining room and kitchen.

### Lounge 17'7" x 12'5"



Double glazed bay window to front elevation, built in alcove units, feature fireplace and radiator.

### Dining Room 15'5" x 10'8"



Double glazed window front elevation and radiator.

### Kitchen 11'11" x 6'2" maximum



Wall and base units with working surfaces over incorporating single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include oven, fridge freezer, microwave, washing machine, gas hob and cooker hood. Radiator, two double glazed windows and a Composite door to the rear.

### First Floor Landing

Double glazed frosted window and built in storage

### Bedroom 1 15'6" x 10'9"



Double glazed window to front, radiator and built in storage cupboards.

### Bedroom 2 17'9" x 10'0" into bay



Double glazed bay window to front, built in storage and radiator.

### Bedroom 3 12'1" x 6'9"



Double glazed window to front and radiator.

### Bathroom



Low level WC with concealed cistern, washbasin vanity unit and bath shower over, tiled walls, heated ladder style towel rail and double glazed frosted window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Low maintenance rear courtyard with roller shutter providing off street parking.

## Council Tax Band

The Council Tax Band is Band B.

## 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 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 4.5% 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.

## 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 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.

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.

## Sea Road Viewings

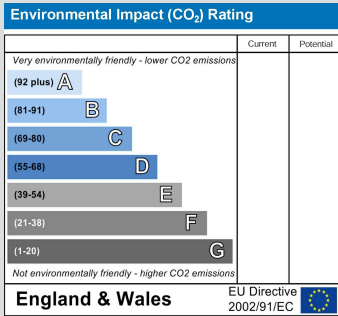
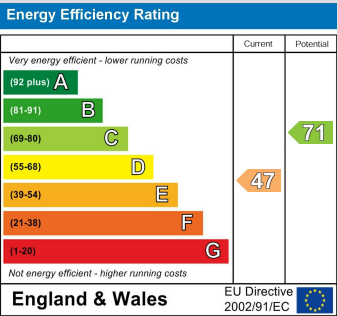
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

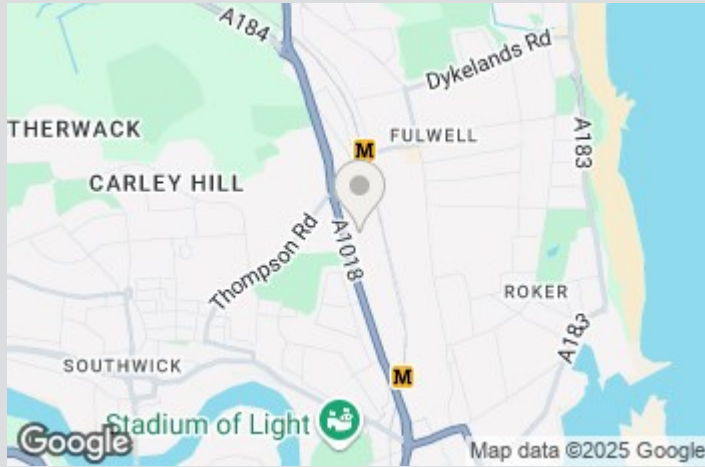
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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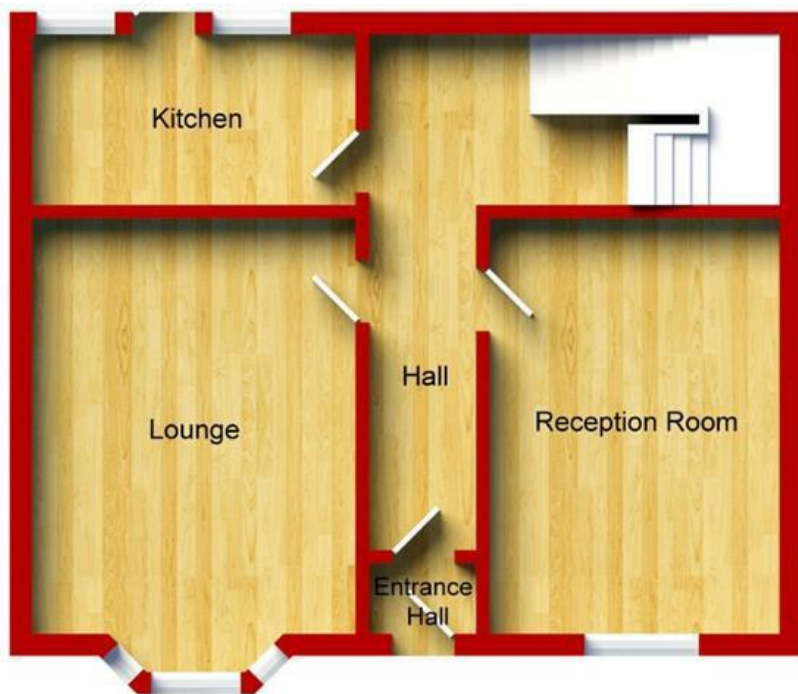
## MAIN ROOMS AND DIMENSIONS



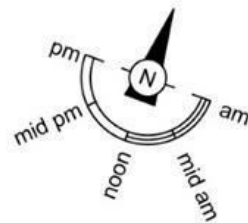
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Ground Floor  
Approximate Floor Area  
(57.00 sq.m)



First Floor  
Approximate Floor Area  
(57.00 sq.m)

21 Joannah Street