









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

Carrying a modest asking price and available with no upward chain, this desirably situated two bedroom, mid terraced home featuring a ground floor extension and open aspect to the rear overlooking fields, offers an exciting opportunity for first time buyers who wish to live in this fashionable residential suburb set midway between the City Centre, A19 and coast.

Internal accommodation comprises a reception hall, lounge, dining room, extended kitchen, whilst at first floor level there are two well proportioned bedrooms with fitted wardrobes and a bathroom. Externally there is a landscaped garden to the front and enclosed west facing gardens to the rear with timber shed and pedestrian gate providing access to the rear fields.

Fronting onto a lovely green, the property enjoys a quiet position within Redhouse and offers good access to the A19 and is perfect for Nissan, Doxford International and Amazon workers. Finished to a good standard throughout, the property would benefit from some cosmetic enhancement however represents excellent value for money in its current form and is sure to impress all who view.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to

Entrance Porch

Double glazed windows and an inner Composite door to the lounge.

Lounge 16'0" x 12'7" max inc staircase area



Double glazed bay window to the front, 2 radiators, stairs to the first floor, feature gas fireplace and mantle, archway to the dining area.

Dining Area 9'10" x 5'10"



Radiator, French doors to the rear, and UPVC door to the kitchen.

Kitchen 5'8" x 13'3"



Range of fitted wall and base units with worktops over incorporating a 1 1/2 bowl sink and drainer unit, part tiled walls, radiator, integrated fridge freezer, space for oven and washing machine, double glazed window to the rear, Composite door to the rear.

First Floor Landing

Access to fully boarded loft which loft ladder.

Bedroom 1 9'11" x 10'11" not including robes



Double glazed window to the front, fitted wardrobes and a radiator.

Bedroom 2 8'9" x 3'10" not including robes



Double glazed window to the rear, fitted wardrobes and a radiator.

Bathroom



Low level WC, hand washbasin vanity unit and bath, walk in shower, tiled walls, double glazed window to the rear and a radiator.

Loft Space



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MAIN ROOMS AND DIMENSIONS

Outside



Block paved low maintenance garden to the rear with a shed.

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. The buyer will pay £300 inc 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 4.2% of the purchase price inc VAT, subject to a minimum of £6,000 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 £450. These services are optional.

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:-

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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

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Sea Road Viewings

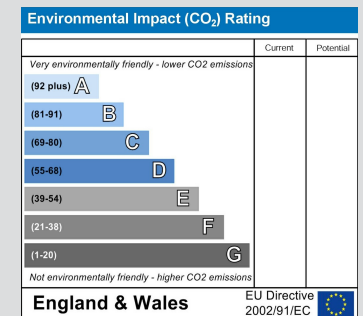
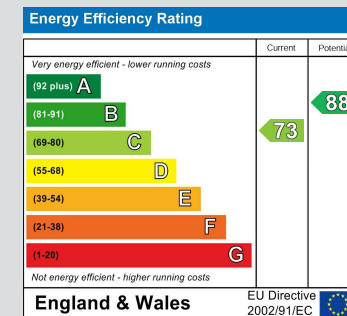
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



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