









For Sale by Modern Method of Auction; Starting Bid Price £90,000 plus reservation Fee. An impressive two bedroom, two reception room mid terrace dormer cottage, providing deceptively spacious accommodation. The attractive internal accommodation on the ground floor includes an entrance vestibule, hall, two spacious reception rooms, a fabulous kitchen / diner, a useful utility and a superb, contemporary bathroom/wc. On the first floor there are two well-proportioned bedrooms. Benefits of the property include UPVC double glazing, gas central heating and a courtyard to the rear with remote control roller shutter access door. The property is situated in the popular residential area of Grangetown, ideally located for local amenities, as well as offering excellent transport links to Sunderland City Centre and road networks. Early viewing is recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

### Entrance Vestibule

There is a door to the hall.

### Hallway

With a radiator and a door to the lounge.

**Lounge 15'9" into bay x 11'8" into alcove**



With a double glazed bay window to the front, a radiator, fireplace and double doors to the sitting room.

**Sitting Room 14'6" x 15'6" max measure inc staircase area and i**



Spacious room with double glazed window to the rear, radiator, feature brick fireplace with stove, there is a staircase to the first floor and a door to the kitchen diner.

**Kitchen/Diner 26'4" x 8'0"**



The spacious kitchen is fitted with an excellent range of contemporary base units with wood work surfaces over incorporating a breakfast bar area and a 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven and electric hob, space has also been provided for the inclusion of a fridge freezer, there is a radiator, two double glazed windows, double glazed door to courtyard and a door connecting through to the utility.

## Utility



With fitted base units with work surface over incorporating a sink unit, there is a wall mounted boiler, space provided for the inclusion of a washing machine, double glazed window and a door to the bathroom.

## Bathroom



With a contemporary suite comprising a low level WC, wash hand basin set into vanity unit and a P shaped bath with shower attachment over, there is a radiator and double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## First Floor Landing

With doors leading off to the two bedrooms.

### Bedroom 1 10'4" x 10'2"



Double glazed window to the rear and a radiator.

### Bedroom 2 12'5" x 6'2" extending to 10'3"



Two double glazed windows to the front and a radiator.

## Outside



Courtyard to the rear with a roller shutter access door and a small forecourt area to the front.

### 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

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# 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 £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

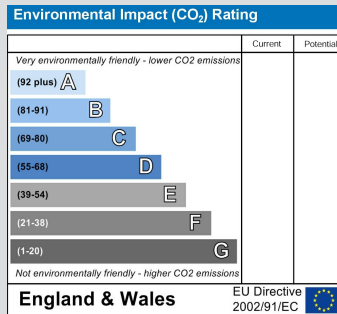
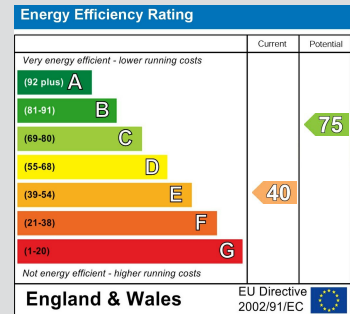
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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