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Enderby Road, Millfield, Sunderland

Guide price £68,000











For Sale by Modern Method of Auction; Starting Bid Price £80,00 plus reservation Fee.

A spacious three bedroom mid terrace house that should appeal to orange of buyers with its convenient location and generously proportioned rooms. Internally the accommodation on the ground floor includes a hall, lounge, dining room, kitchen, rear lobby and a bathroom/wc whilst to the first floor there are three bedrooms. The property is situated within this popular residential area, ideally located for all amenities, close to shops and schools as well as providing easy access into Sunderland City Centre and transport links. Viewing essential!

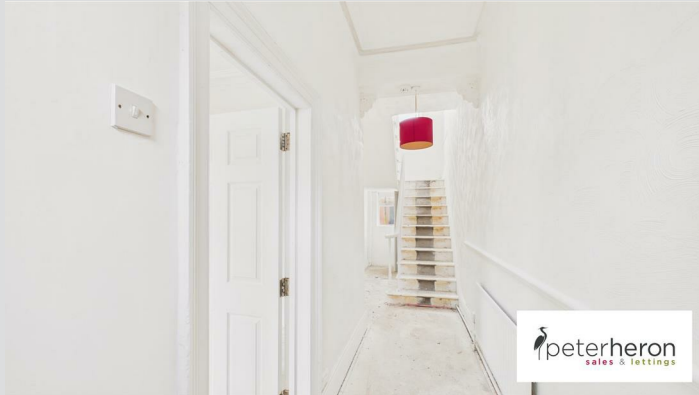


# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

### Entrance Hall



Staircase to first floor and built in storage cupboard. Single glazed window.

### Lounge 12'11" x 16'1" into alcove



Double glazed window to front and radiator.

### Dining Room 13'1" x 12'3"



Double glazed window to rear, radiator and access through to kitchen.

### Kitchen 8'3" x 8'7"

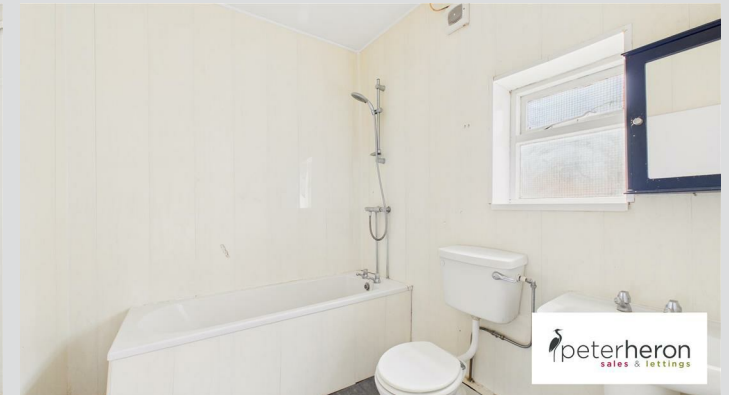


Fitted wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include oven and hob, space for fridge and freezer, single glazed window, wall mounted boiler and door to lobby.

### Lobby

External door to courtyard.

## Bathroom



Fitted WC, pedestal washbasin and panel bath with mains shower, radiator and single glazed window.

## First Floor Landing



Single glazed window to half landing. Two built in cupboards to main landing.

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# MAIN ROOMS AND DIMENSIONS

**Bedroom 1 13'0" x 13'4" into alcove**



Single glazed window and radiator.

**Bedroom 2 12'4" x 13'2"**



Double glazed window to rear, radiator and two built in cupboards.

**Bedroom 3 9'2" x 7'0"**



Single glazed window to front and radiator.

## Outside

Courtyard to the rear.

## 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 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.

## Important Notice - Particulars

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

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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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

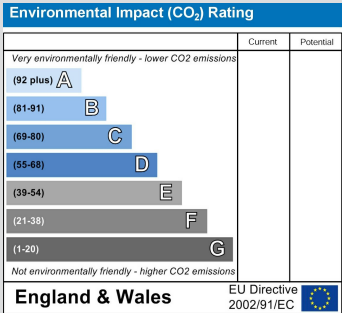
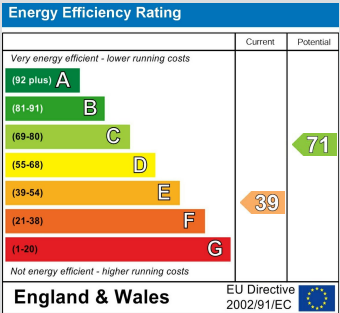
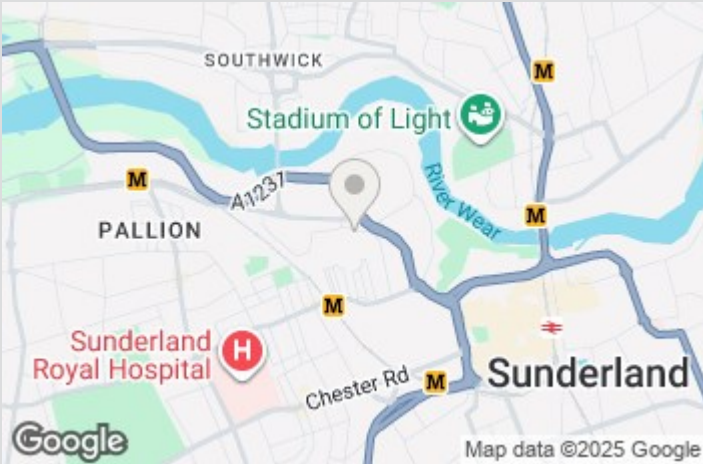
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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



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Floor 0

**Approximate total area<sup>(1)</sup>**  
104.9 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.