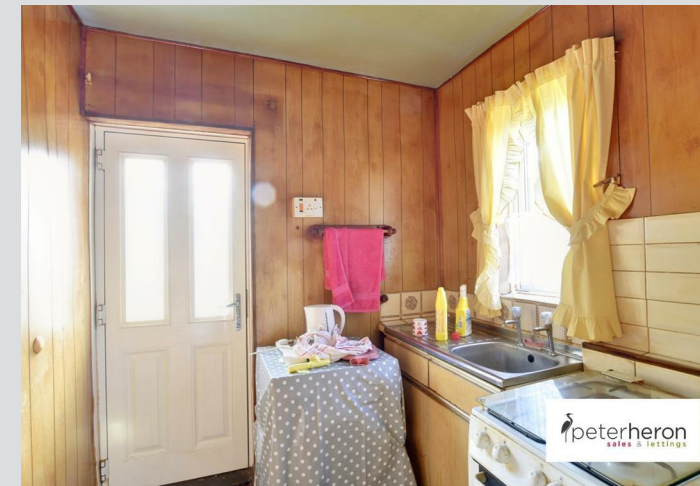










For Sale by Traditional Method of Auction; Starting Bid Price £99,950 plus reservation Fee.

This desirably situated two double size bedroom semi detached home which sits within a wonderful south west facing corner plot, with generous gardens to the side and rear and with a drive to the front providing off street parking for up to two cars and fronts onto a lovely tree lined green.

The property requires some updating and modernising, but carries enormous potential and is available with no upward chain.

Comprising reception hall, lounge, dining room, kitchen, two bedrooms and a bathroom, the property features gas central heating and UPVC double glazing together with the added bonus of having a floored loft.

Walking distance from Whitburn Village with its superb amenities, this popular style home is sure to command a huge level of interest and should be viewed as a matter of urgency!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Composite entrance door to

Entrance Hall

Spindle balustrade staircase, UPVC double glazed window to side, cloaks cupboard.

Lounge 13'10" x 11'10" plus bay

UPVC double glazed oriel bay windows, fireplace, double radiator and arched alcoves.

Dining Room 11'10" x 7'7"

UPVC double glazed window, Wall and base units with work surfaces, tiled splashbacks, UPVC double glazed window to rear overlooking west facing gardens, double radiator.

Kitchen 6'0" x 6'10"

Base units with work surfaces over incorporating stainless steel sink unit, shelved pantry, space for gas cooker, space for washing machine, UPVC double glazed window to rear and Composite door to side

First Floor Landing

Access point to floored loft via sliding ladders.

Bedroom 1 (front) 13'1" x 13'8"

UPVC double glazed window to front, fitted wardrobes, dressing table and built in cupboard housing gas combination boiler serving hot water and radiators, radiator.

Bedroom 2 8'11" x 9'8"

UPVC double glazed window, radiator.

Bathroom

Washbasin and bath - pink suite, UPVC double glazed window, tiled splashbacks.

Separate WC

UPVC double glazed window to side.

Outside

Occupying a well proportioned corner plot the property has a double drive to the front with gate to the side leading to south and west facing gardens to the rear with patio seating areas, timber shed and greenhouse. Space for vegetable patch.

Auction Comments

This property is for sale by Traditional Method of Auction allowing the buyer and seller to complete within a 28 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.

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.

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:-

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.

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 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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Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

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.

Sea Road Viewings

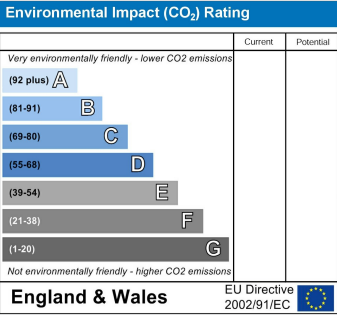
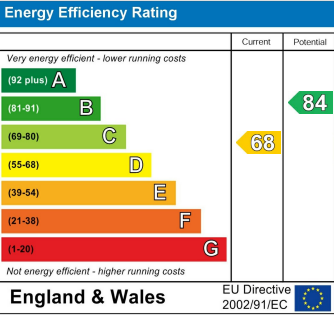
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

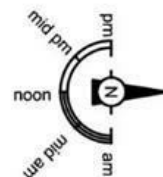


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Ground Floor
Approximate Floor Area
(37.64 sq.m)



First Floor
Approximate Floor Area
(37.64 sq.m)

47 Geoffrey Street