









For Sale by Modern Method of Auction; Starting Bid Price £60,000 plus reservation Fee. This two bedroom semi-detached house is situated within this popular area of Grindon, has undergone a significant number of improvements but with some work to complete, provides an excellent opportunity to finish to a new owners taste. Internally the accommodation includes an entrance lobby with staircase to the first floor, lounge and a kitchen with access to a conservatory whilst to the first floor there are two bedrooms and a modern shower room/wc. Externally there are delightful gardens to the front and rear. This convenient location is ideally placed for local amenities, shops and schools as well as providing excellent connections to surrounding areas and major road including the A19. Viewing essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Lobby

Radiator and staircase to first floor.

Lounge 13'3" x 10'1"



Double glazed bow window to front, access through into

Kitchen 14'7" x 5'4"



Wall and base units with work surfaces over incorporating sink unit, integrated oven and hob, space for fridge freezer and washing machine, radiator and double glazed door to

Conservatory 11'5" x 6'0"



Double glazed windows, double glazed French door to rear garden.

First Floor Landing

Bedroom 1 10'4" x 11'8"



Double glazed window to front, radiator and recess area housing the central heating boiler.

Bedroom 2 8'4" x 7'11"

Double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Shower Room



Low level WC, washbasin set into vanity unit and step in shower cubicle with mains shower, radiator, double glazed window and extractor fan.

Outside

Gardens to the front and rear.

Please Note

We have been advised out the vendor the alarm system will be removed upon completion.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Auction Comments

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyers solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Auction Comments

Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by The Great North Property Auction powered by iam-sold Ltd or iam-sold Ltd. TO VIEW OR MAKE A BID Contact Peter Heron Residential Sales & Lettings or visit: www.peterheron.co.uk

Fawcett Street Viewings

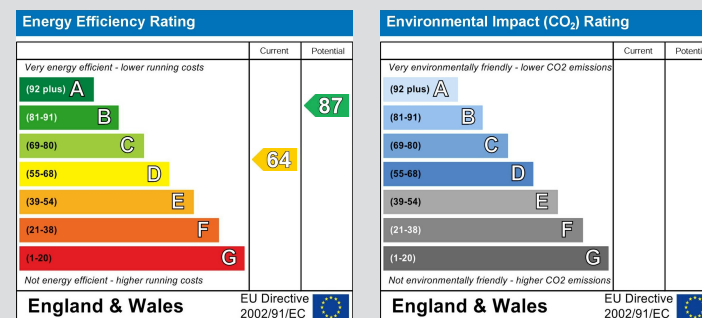
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

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

