









For Sale by Modern Method of Auction; Starting Bid Price £39,950 plus reservation Fee. An excellent investment opportunity, this two/three bedroom mid terraced cottage is walking distance from all local amenities is available with no upward chain at a competitive asking price. The property internally comprises lounge/bedroom 3, living room, kitchen, two bedrooms and a bathroom and externally has courtyard to the rear whilst benefits of note include gas central heating and UPVC double glazing. Some improvement work would be beneficial to this property and it is the perfect home for first time buyer or professional landlord. Within easy reach of the A19, Sunderland City centre and coast, this quietly located home should be very popular and therefore should be viewed early to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

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.

Ground Floor

UPVC double glazed feature door to

Living Room/Bedroom 3 16'0" x 11'1"



UPVC double glazed window to front, single radiator. Double doors to

Living Room 16'0" x 12'4"



Fireplace, double radiator, UPVC double glazed window, turned staircase.

Kitchen 15'10" x 7'10"



Base and eye level units with working surfaces incorporating single drainer stainless steel sink unit, space for gas cooker, plumbing for washer, space for tumble dryer, space for fridge freezer, wall mounted Worcester Bosch gas combination boiler serving hot water and radiators, UPVC double glazed window, floor tiles.

Rear Lobby

Space for fridge freezer and UPVC double glazed door leading out to rear courtyard.

Bathroom



Low level WC, washbasin and panel bath with overhead electric shower - coloured suite with wall and floor tiles, UPVC double glazed window, single radiator.

Outside

Enclosed courtyard to the rear with single door.

First Floor Landing

Serving

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 (front) 16'2" x 8'10"



UPVC double glazed window to front, single radiator.

Bedroom 2 (rear) 9'10" x 13'2"



Velux window, laminate flooring, single radiator.

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.

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

Sea Road Viewings

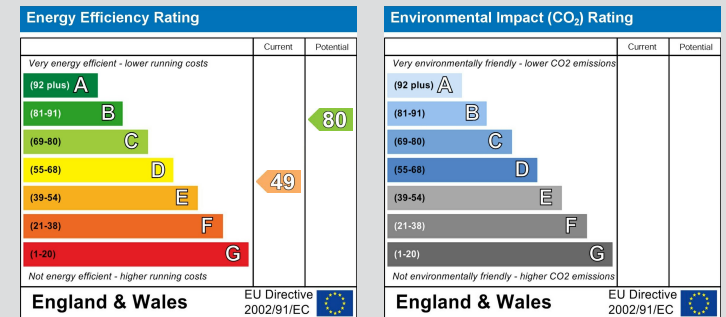
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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
(55.28 sq.m)



First Floor
Approximate Floor Area
(28.33 sq.m)

21 Frank Street