Tiree Close, Brandon, DH7 8QY
3 Bed - House - End Terrace
Starting Bid £29,950
THIS PROPERTY IS FOR SALE BY THE MODERN METHOD OF AUCTION ON THURSDAY 3RD NOVEMBER AT RAMSIDE HALL HOTEL, DH1 1TD. REGISTRATION IS AT 6:30PM, AUCTION COMMENCES 7:00PM. FOR FURTHER INFORMATION PLEASE CONTACT THE AUCTION TEAM ON 0191 239 080

Being Auctioned via the Great North Property Auction * Bids welcome from £29,950 * Buyers Premium applies please see full details for more info *

**SUPERBLY PRICED** **SPACIOUS THREE BEDROOMED END TERRACED HOME** The property would make an ideal buy to let, first purchase or family home and only requires some slight modernisation. Benefits include upvc double glazing, gas central heating via combination boiler, enclosed gardens and ample communal parking. The floor plan briefly comprises: entrance hall with stairs to first floor, comfortable lounge/dining area, kitchen with a range of base units with working surfaces, built in oven and hob, rear lobby and downstairs cloaks/wc. The first floor has three good sized bedrooms and bathroom/wc. Viewings can be arranged via Robinsons Estate Agents Durham City office on 0191 3862777.

ENTRANCE
Via double glazed entrance door, stairs to first floor, storage cupboard, radiator, access to:

**COMFORTABLE LOUNGE/DINING AREA**
21’1 x 12’ (6.43m x 3.66m)
With rear upvc double glazed windows, radiators.

**KITCHEN**
11’10 x 7’9 (3.61m x 2.36m)
Fitted with a modern range of base units with complementing working surface, built in oven and hob, plumbing for washing machine, radiator, built in storage, upvc double glazed window.

**REAR LOBBY**
With built in storage, access to external, door to:

**CLOAKS/WC**
Comprising: low level wc, and radiator.

**FIRST FLOOR: LANDING**
Providing access to:

**BEDROOM 1**
12’1 x 11’ (3.68m x 3.35m)
With upvc double glazed window and radiator.

**BEDROOM 2**
12’2 x 7’10 (3.71m x 2.39m)
with upvc double glazed window and radiator.

**BEDROOM 3**
8’10 x 6’7 (2.69m x 2.01m)
with upvc double glazed window and radiator.

**BATHROOM/WC**
7’10 x 5’11 (2.39m x 1.80m)
A white suite comprising: low level wc, pedestal wash hand basin, panelled bath, radiator, upvc double glazed opaque window.

**EXTERNALLY**
The property occupies a pleasant position with front fence enclosed garden laid mainly to lawn, whilst to the rear there is a paved and lawned fence enclosed garden with gated access.

**AUCTION NOTES:**
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. Upon close of a successful auction or if the vendor accepts an offer during the auction, there is no fee taken by the auctioneer however the buyer will be required to put down a non-refundable Reservation Fee of 3.5% + VAT subject to a minimum of £5000 + VAT (£1000) = (£6000) which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms. 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. 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 Great North Property Auction powered by iam-sold Ltd.
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Ground Floor

First Floor

Sketch plan not to scale for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans.

www.potterplans.co.uk

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