



11 Milrig Close, Moorside, Sunderland, Tyne & Wear, SR3 2RQ
For auction £50,000

THOMAS WATSON
Estate Agents

**** FOR SALE***** VIA THE GREAT NORTH PROPERTY AUCTION **** Starting bid £50,000 ****

A modern ground floor flat situated on this modern development close to Doxford International and the A19. Benefitting from full gas central heating, upvc double glazing and an larger than average plot with spacious garden to rear. Comprising entrance porch, living room, fitted kitchen with oven and hob, inner hallway, 2 bedrooms both of which have built in wardrobes, wetroom/wc with plumbed in shower. Garage in nearby block. Large mature gardens to rear.

Offered for sale via our online auction.

Visit our website and click on the auction button to bid online or visit <http://thomaswatsonauctions.iam-sold.co.uk/>

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% to a minimum of £5,000.00 + VAT (£1,000.00) = (£6,000.00) 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 prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information 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.



**ACCOMMODATION COMPRISES
GROUND FLOOR**

ENTRANCE PORCH

LIVING ROOM 3.28 x 4.55 (10'9" x 14'11")

Double central heating radiator.



KITCHEN 2.22 x 2.67 (7'3" x 8'9")

Range of fitted wall, floor units and work surfaces. Stainless steel sink unit and single drainer. Electric oven and gas hob with cooker hood. Gas central heating boiler. Plumbed for automatic



INNER HALLWAY

BEDROOM 1 (front) 3.69 x 2.69 (12'1" x 8'10")

Central heating radiator. 2 built in wardrobes.



BEDROOM 1



BEDROOM 2 (rear) 2.76 x 2.69 (9'1" x 8'10")

Central heating radiator. 2 built in wardrobes.



BEDROOM 2



WET ROOM/WC 2.10 x 1.7 (6'11" x 5'7")

Fully tiles walls. Walk in shower with plumbed in shower, wash hand basin in vanity unit and low level wc.



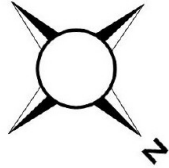
EXTERNAL

Gardens to the rear with lawns, shrubs, flower beds and fencing. Garage in nearby block.



Disclaimer

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Ground Floor

Approx. 532.6 sq. feet





Energy Performance Certificate



11, Milrig Close, SUNDERLAND, SR3 2RQ

Dwelling type: Ground-floor flat
Date of assessment: 24 September 2019
Date of certificate: 26 September 2019

Reference number: 2548-0019-7221-6561-8980
Type of assessment: RdSAP, existing dwelling
Total floor area: 49 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,569
Over 3 years you could save	£ 195

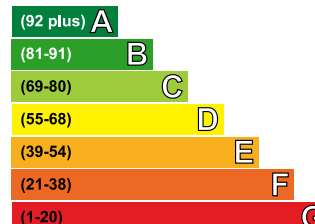
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 138 over 3 years	
Heating	£ 1,197 over 3 years	£ 1,002 over 3 years	
Hot Water	£ 234 over 3 years	£ 234 over 3 years	
Totals	£ 1,569	£ 1,374	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
70	74

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 195

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.