



- Two Bedroom Top Floor Flat
- For Sale by Auction
- Close to South Tyneside Hospital
- Good Transport Links

Nora Street, South Shields, Tyne and Wear

£40,000

For sale by Modern Method of Auction; Starting Bid Price £40,000. Located in South Shields, close to local amenities, schools and shops.



Property Description

FOR SALE VIA MODERN METHOD OF AUCTION

Seven Keys welcome to the market this three bedroom flat located close to South Tyneside Hospital and with good transport links to South Shields City Centre and surrounding areas. UPVC door to the entrance lobby with stairs to the first floor landing. Doors lead to the lounge, bedroom one and bedroom three. Bedroom two leads from the lounge as does the kitchen which in turn leads to the bathroom.

Book your viewing online at SevenKeys.co.uk.

LIVING ROOM

10' 4" x 14' 5" (3.17m x 4.40m) Located up the stairs on the first floor. Double glazed windows to the rear of the property and access into the kitchen.

BEDROOM ONE

12' 0" x 16' 7" (3.66m x 5.06m) Decorative bay window to the front of the property, laminate flooring and feature chimney breast.

BEDROOM TWO

6' 10" x 14' 5" (2.09m x 4.40m) Double bedroom with double glazed windows, radiator and laminate flooring.

BEDROOM THREE

6' 8" x 9' 5" (2.04m x 2.89m) Bedroom with double glazed windows, radiator and laminate flooring.

KITCHEN

Double glazed window, integrated oven, gas hob and laminate flooring.

BATHROOM

Double glazed window, corner shower, low level toilet and wall hung basin.





AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



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Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements