















For Sale by Modern Method of Auction; Starting Bid Price £35,000 plus reservation Fee. An excellent opportunity for both first time buyers and investor landlords, this two bed mid terrace cottage located just off Southwick Green with its superb shopping facilities is available with no upward chain. Internal accommodation includes a reception hall, living room, kitchen, two bedrooms and a bathroom, whilst it benefits from gas central heating and double glazing. Externally there is a courtyard to the rear. In a central position being ideal for Sunderland City centre, the A19 and Coast, this Victorian home is sure to attract considerable interest. Immediate viewing is a must!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door to

## Hallway

Lounge 10'0" into alcove x 14'3"



Feature fireplace, laminate flooring, UPVC double glazed window, radiator.

Kitchen 14'9" x 5'3"



Base and eye level units with working surfaces, single drainer sink unit, UPVC double glazed window, laminate flooring, space for gas cooker, wall mounted gas combination boiler, space for fridge freezer, UPVC double glazed door.

## Lobby

Bedroom 1 (front) 13'6" into alcove x 13'2"



UPVC double glazed window and radiator.

Bedroom 2 (rear) 10'5" x 6'11"



UPVC double glazed window and radiator.

## Shower Room



Low level WC, washbasin and corner shower cubicle.

## Outside



Enclosed courtyard to the rear with seating area.

## 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

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# MAIN ROOMS AND DIMENSIONS

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 Comments2

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](http://www.peterheron.co.uk)

## 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.

## Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a

completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

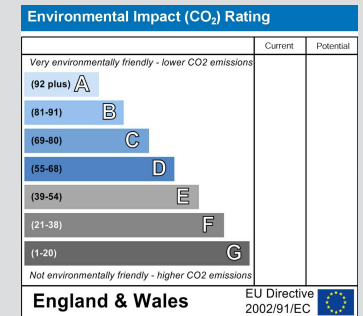
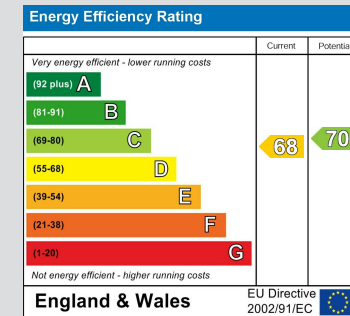
## Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon



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