Buddle Terrace, Hendon, Sunderland

Guide price £40,000

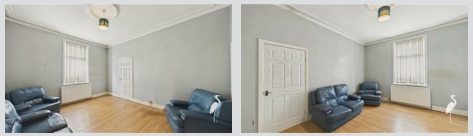
For Sale by Modern Method of Auction; Starting Bid Price £40,000 plus reservation Fee.
A two bedroom cottage, providing spacious accommodation all on one level. Internally comprising of an entrance vestibule, lobby, lounge, a generously proportioned kitchen, two bedrooms and a bathroom/wc. Benefits to the property include double glazing and gas central heating. Externally there is a yard to the rear with roller shutter access door. Location provides ideal access to local amenities and shopping facilities as well as excellent access to the City Centre and major road connections including the A19.

MAIN ROOMS AND DIMENSIONS

Entrance Vestibule
Access via double glazed entrance door and inner door leading to lobby.

Lobby

Lounge 13'0" x 15'3"



Double glazed window to the front, radiator, two built in cupboards and a door to kitchen.

Kitchen 12'8" x 15'6"

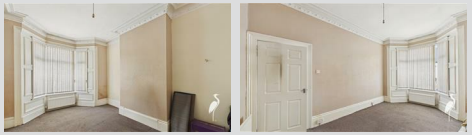
Wall and base units with working surfaces incorporating sink and drainer unit, integrated appliances include oven and gas hob, tiled splashbacks, wall mounted gas central heating combination boiler, radiator, double glazed window to rear and door to rear lobby.

Rear Lobby
Door to rear courtyard.

Bathroom

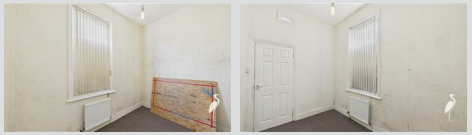
Low level WC, pedestal washbasin, panel bath with electric shower over, radiator and double glazed window.

Bedroom 1 17'1" x 10'4"



Double glazed bay window to side and radiator.

Bedroom 2 10'7" x 7'1"



Double glazed window and radiator.

Outside
Courtyard to the rear with roller shutter access.

Council Tax Band
The Council Tax Band is Band A.

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Auction Comments
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the `Reservation Period`).

Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.

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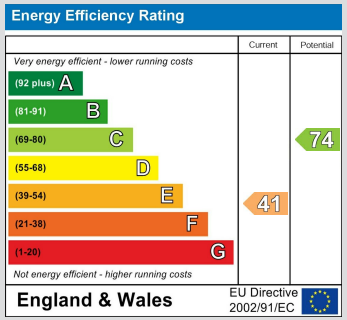
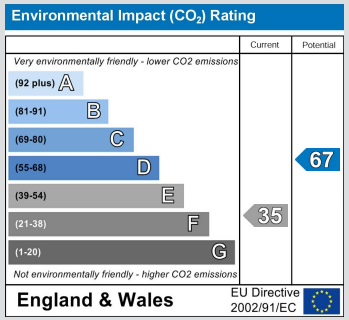
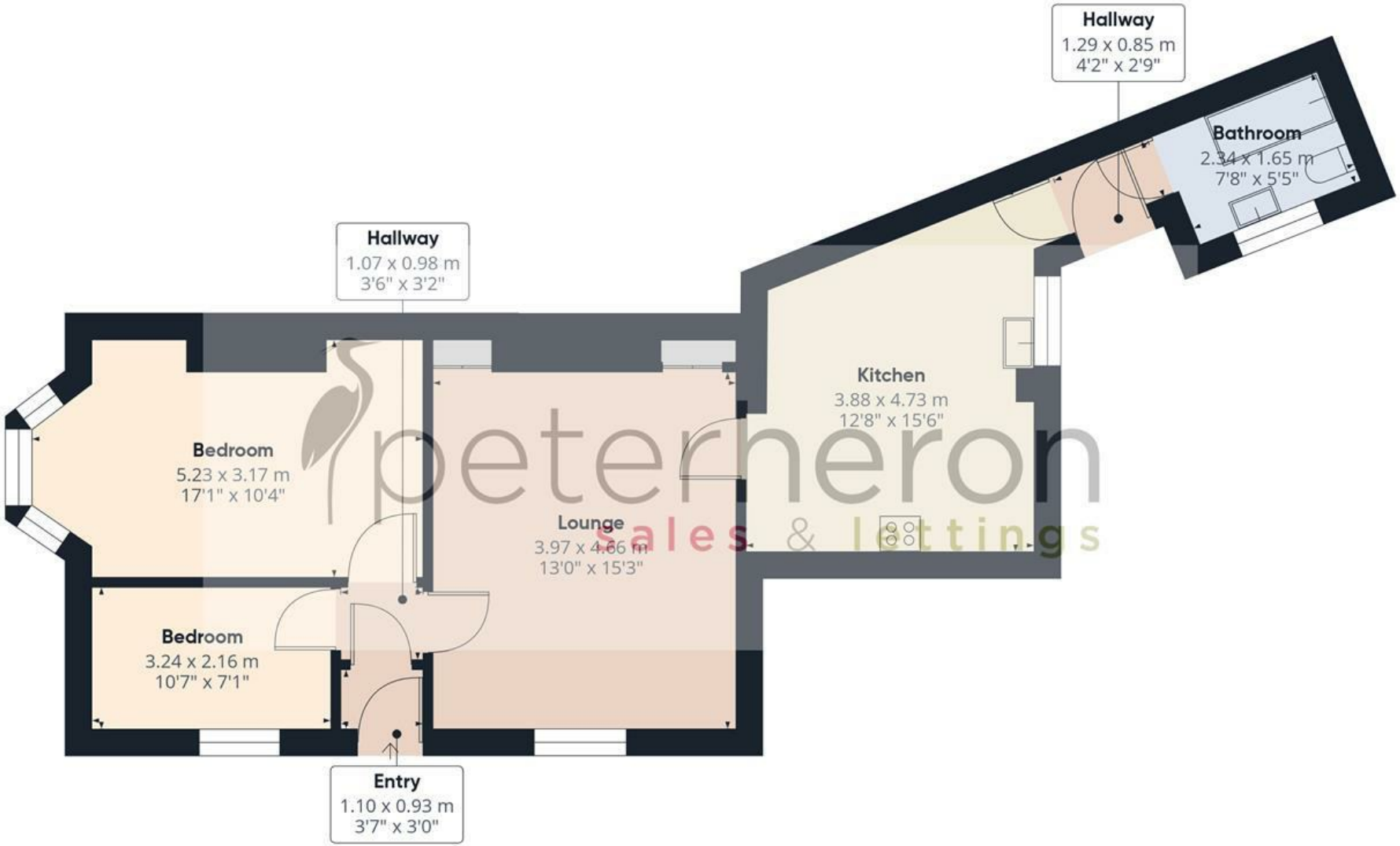
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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Approximate total area(1)

64.5 m²

693 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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