Westerham Close, Witherwick, Sunderland

Guide price £55,000

For Sale by Modern Method of Auction; Starting Bid Price £55,000 plus reservation Fee. This three bedroom mid link villa with off street parking to the front and low maintenance garden to the rear offers superb investment potential for landlords sold with sitting tenant paying £500pcm with potential rental income up to £750pm.

Comprising reception lobby, lounge, kitchen/diner, utility, three first floor bedrooms and bathroom, the property benefits from gas central heating and UPVC double glazing.

Walking distance from a good selection of amenities, the property is central to the City Centre, Coast and A19. No upward chain, early viewing recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door into

Reception Lobby

Stairs to first floor and storage cupboard.

Lounge 11'2" x 13'5"

Double glazed window to rear, double radiator and door to dining area.

Kitchen/Diner 16'11" x 10'0"

Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space for oven, fridge freezer and washing machine. Double glazed window to front and storage cupboard.

Dining Area

Double glazed window to rear, double radiator and door to utility.

Utility 4'8" x 7'10"
UPVC door and wooden door to rear.

First Floor Landing

Two storage cupboards and access point to loft.

Bedroom 1 10'8" x 11'1"

Double glazed window to rear and radiator.

Bedroom 2 10'9" x 6'1"

Double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 3 10'7" x 6'2"

Double glazed window to rear and radiator.

Bathroom

Bath with shower over, hand wash basin, radiator and double glazed window.

Seperate WC

Low level wc and double glazed window.

Outside

Low maintenance paved garden to the rear.

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.

Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
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verification is recommended.
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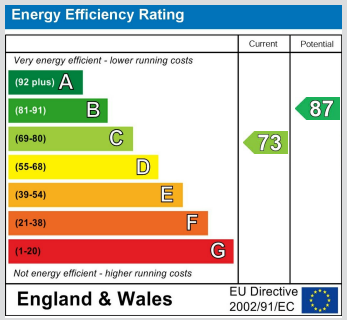
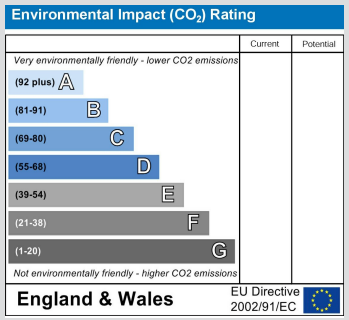
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 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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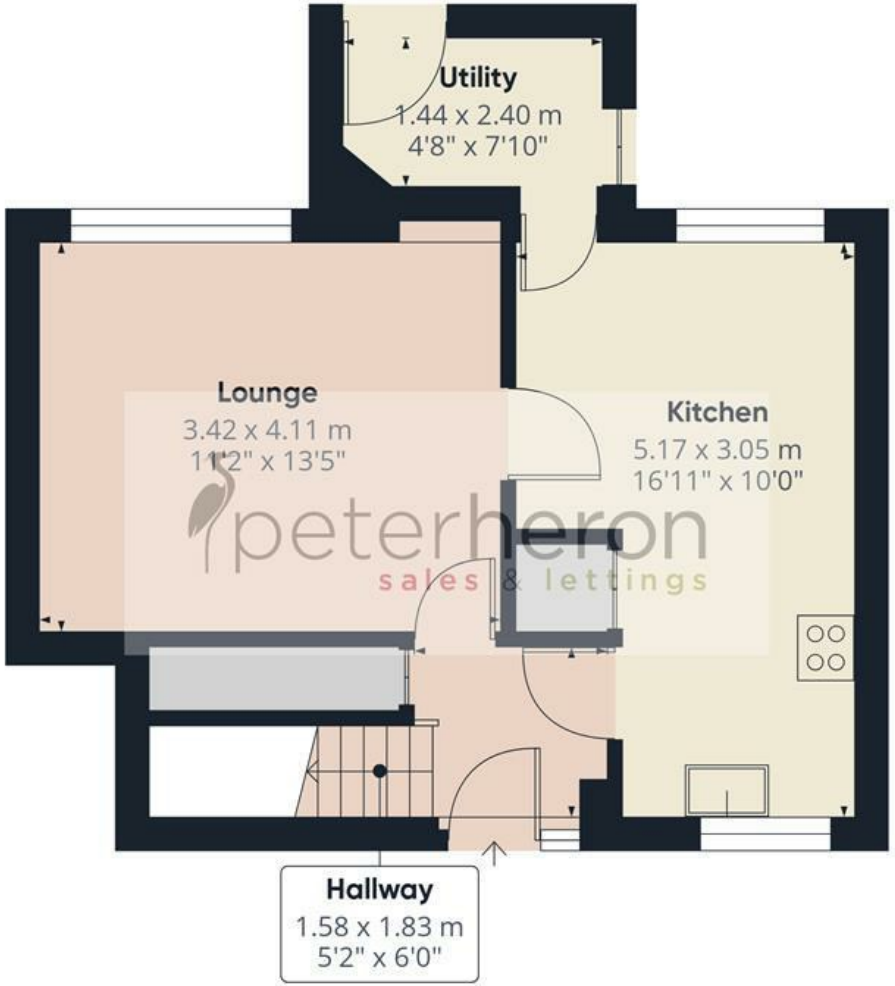

Ground Floor

First Floor

Approximate total area(1)

71.9 m²

775 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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