



113 St Leonards Street

Hendon
Sunderland
SR2 8QB

Auction Guide Price **£35,000**
Freehold

Two Bedrooms
Mid Terraced Cottage
Gas Central Heating & Double Glazing
Vacant Possession
Refurbishment Required
Viewing Recommended





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 buyer will pay £300.00 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.

ENTRANCE HALL

Entrance door, radiator.

LOUNGE

15' 6" x 11' 1" (4.74m x 3.39m) Window to rear, radiator

KITCHEN

16' 11" x 7' 11" (5.17m x 2.42m) Fitted wall and base units, single drainer sink, radiator, double glazed window to rear, door to rear.

MASTER BEDROOM

15' 1" x 13' 11" (4.62m x 4.25m) Window to front, radiator



BEDROOM 2

6' 9" x 12' 0" (2.07m x 3.66m) Window to rear and radiator

BATHROOM

Panelled bath, window to rear.

EXTERNALLY

Yard to rear with walled boundaries

Local Authority
Council Tax Band
EPC Rating

Sunderland City Council

A

TBC

Houghton Le Spring

24-25 Westbourne Terrace
Houghton Le Spring
Tyne And Wear
DH4 4QT

Contact

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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 are 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.