



FOR SALE VIA THE MODERN METHOD OF AUCTION...

This three bedroom mid terraced home benefits from no chain, gas central heating and double glazing! The accommodation briefly comprises: Entrance door into hallway, lounge, dining room, fitted kitchen, bathroom with white suite, stairs to first floor giving access to three bedrooms. Externally lies an enclosed rear yard.

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.

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.

Guide Price:

**£55,000**

EPC Rating: E

## Coronation Terrace

Hetton Le Hole, DH5



## GROUND FLOOR

### Hallway:

Stairs to first floor, radiator.

### Lounge:

Bay window, radiator.

### Dining Room:

Gas fire, radiator, coving to ceiling.

### Kitchen:

A range of fitted base and wall units with contrasting work surfaces incorporating a stainless steel bowl and drainer, cooker, plumbing for automatic washing machine.

## FIRST FLOOR

### Bedroom One:

Double glazed window and radiator.

### Bedroom Two:

Double glazed window and radiator.

### Bathroom:

White suite with chrome effect fittings comprising: Low level W/C, pedestal wash basin, panel bath with overhead shower, part tiled walls, coving to ceiling.

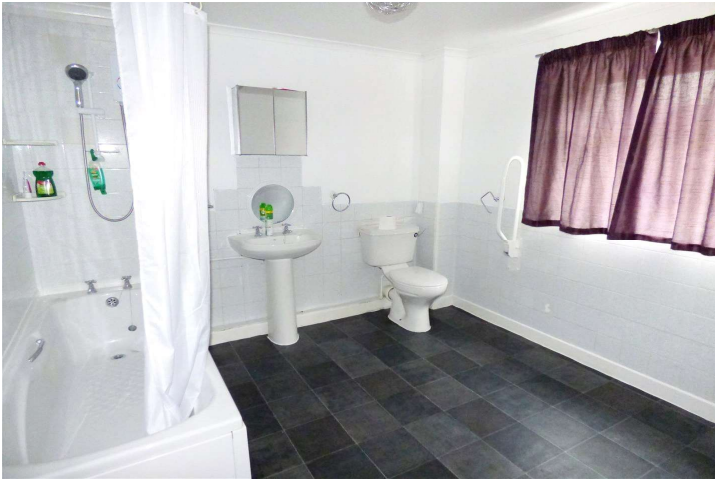
### Externally:

To the rear lies an enclosed yard.



For additional information and full photo gallery please visit [www.hegartysestateagents.co.uk](http://www.hegartysestateagents.co.uk)





**Council Tax Band: A**

**EPC: E**

**Tenure: Freehold**

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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.

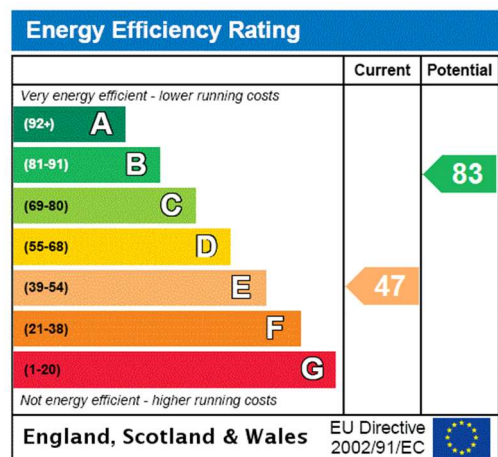


**NB:**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

**Tenure** - Freehold

**Viewing** - By appointment through



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract