

Hegartys

SALES & LETTINGS



2 Bedrooms

FOR SALE VIA MODERN METHOD OF AUCTION
TENANT IN SITU
CURRENT RENT: £600 PCM

Charming 2-bedroom terraced house boasting a beautiful garden. This property offers a convenient location and a clean, well-maintained interior. Ideal for first-time buyers or investors looking for a good rental opportunity. Don't miss out on this fantastic property!

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 4.5% 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Guide Price:

£56,000

EPC Rating: C

Waller Terrace

Houghton Le Spring, DH5



GROUND FLOOR

Entrance Hall:

Having double glazed entrance door and staircase to the first floor.

Lounge:

Having double glazed bay window and radiator.

Kitchen:

Comprising of a range of wall and base units, double glazed window, stainless steel sink unit, gas boiler, electric oven, gas hob, extractor, pantry cupboard, laminate flooring, breakfast bar and radiator.

Utility Room:

Having double glazed door.



FIRST FLOOR

Master Bedroom:

Having double glazed window and radiator.

Bedroom Two:

With double glazed window, radiator and built in cupboard.



For additional information and full photo gallery please visit www.hegartysestateagents.co.uk

**Family Bathroom:**

With double glazed window, partially tiled walls, panelled bath with mains fed shower, wash hand basin and low level W.C

EXTERNALLY:

To the front of the property there is a gravelled low maintenance garden.

EPC:**Tenure: Freehold****Council Tax Band: A****Auction Disclaimer:**

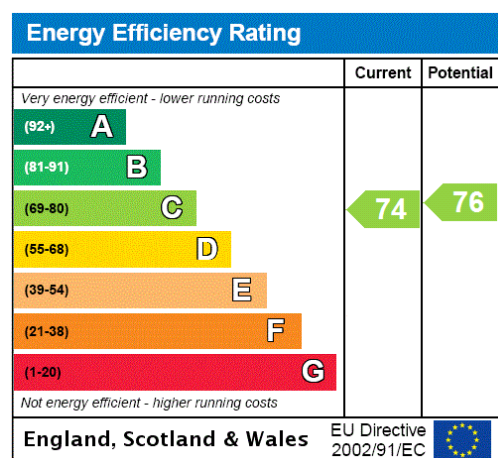
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**Tenure - Freehold****Viewing - By appointment through Tenant**



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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