

# Hegartys

SALES & LETTINGS



3 Bedrooms

FOR SALE VIA MODERN METHOD OF AUCTION

This property is for sale by the Modern Method of  
FOR SALE VIA MODERN METHOD OF AUCTION...

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 4.5% 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. Payment varies but will be no more than £450.00. These services are optional.

This spacious three-bedroom mid-terraced home is ideally located in a popular area of Fencehouses, offering excellent potential for buyers looking to create their perfect home.

The property features two large reception rooms, a fitted kitchen and ground floor bathroom along with three good-sized bedrooms and a fully boarded loft space providing useful additional storage.

Externally, there is a rear yard with off-street parking.

Requiring some updating, this home offers fantastic scope to add value and personalise, all within a convenient location close to local amenities and transport links.

A must-see property with great potential. Early viewing is recommended.

Guide Price:

**£65,000**

EPC Rating: B

## Station Avenue North

Fencehouses, Houghton le Spring,  
DH4

0191 512 4940 | sales@hegartyseas.co.uk | [www.hegartyestateagents.co.uk](http://www.hegartyestateagents.co.uk)  
Wheeler House, 2-3 Newbottle Street, Houghton Le Spring, Tyne And Wear, DH4 4AL



**Reception:**

**12'8" x 13'4" (3.86m x 4.06m)**

Carpeted Flooring, UPVC Bay Window, Fire with Surround, Radiator

**Dining Room:**

**12'9" x 14'10" (3.89m x 4.52m)**

Carpeted Flooring, UPVC Window, Fire with Surround, Radiator

**Kitchen:**

**7'5" x 16' (2.26m x 4.88m)**

Carpeted Flooring, UPVC Window, Wall and Base Units, Sink with Mixer Tap, Tiled Walls, Electric Double Oven and Hob with Extractor, Radiator

**Master Bedroom:**

**10'1" x 14'9" (3.07m x 4.5m)**

Carpeted Flooring, UPVC Window, Radiator

**Bedroom 2:**

**10'1" x 13'7" (3.07m x 4.14m)**

Laminate Flooring, UPVC Window, Radiator

**Bedroom 3:**

**5'11" x 10'2" (1.8m x 3.1m)**

Carpeted Flooring, UPVC Window, Radiator

**Bathroom:**

**7'10" x 8'3" (2.4m x 2.51m)**

Carpeted Flooring, UPVC Window, Tiled Walls, W/C, Panelled Bath, Shower Cubicle, Washbasin with Mixer Tap,

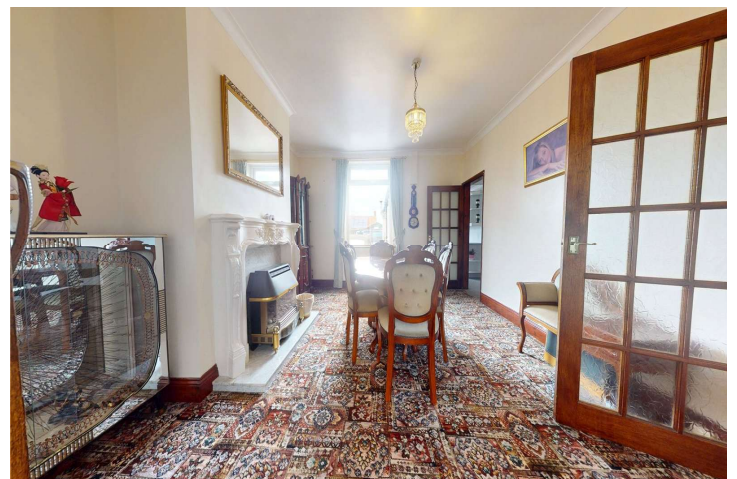
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For additional information and full photo gallery please visit [www.hegartysestateagents.co.uk](http://www.hegartysestateagents.co.uk)



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**Material Information:**

The following information should be read and considered by any potential buyers prior to making a transactional decision.

**SERVICES:**

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

**MAINTENANCE/SERVICE CHARGES-** none

**WATER METER-** No

**PARKING ARRANGEMENTS:** Detached Garage & Street Parking

**BROADBAND SPEED:** The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [https://www.youfibre.com/?utm\\_network=o&msclkid=a964e1396205158931618726fe30f982&utm\\_source=bing&utm\\_medium=cpc&utm\\_campaign=You%20Fibre%20%7C%20Broadband%20%7C%20Grouped%20campaign%20test&utm\\_term=how%20fast%20is%20my%20broadband&utm\\_content=Fast](https://www.youfibre.com/?utm_network=o&msclkid=a964e1396205158931618726fe30f982&utm_source=bing&utm_medium=cpc&utm_campaign=You%20Fibre%20%7C%20Broadband%20%7C%20Grouped%20campaign%20test&utm_term=how%20fast%20is%20my%20broadband&utm_content=Fast)

**ELECTRIC CAR CHARGER-** No

**MOBILE PHONE SIGNAL:** No known issues at the property

**NORTH EAST OF ENGLAND- EX MINING AREA:** We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



**Disclaimer:**

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.

**Viewing Arrangements:**

To arrange an appointment to view this property, please contact us on 01915124940.

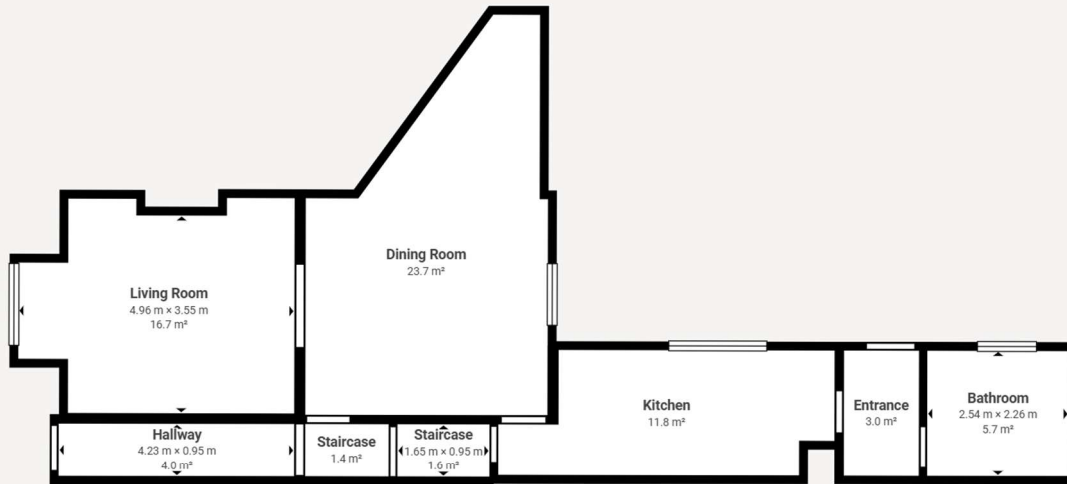
hours are :

Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.



**Tenure** - Freehold

**Viewing** - By appointment through



Matterport Property Report:

16 Station Avenue North

Gross Floor Area - Full Property 129.2 m² | Floor 1 82.4 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
Matterport



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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