



2 Bedrooms

NO CHAIN

Holbrook Estate agents offer for sale by way of the Modern Method of Auction this 2 bedroom mid terraced cottage, located in the popular area of Hendon, Sunderland.

The property benefits from full Gas central heating and double glazing. This property is offered unfurnished.

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 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 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.

Council Tax Band- A

EPC- E

Tower Street West
Hendon, Sunderland, SR2

Guide Price:

£45,000

EPC Rating: E



Location:

Tower Street West, SR2 8JY is located in the Hendon area of Sunderland. Mostly terraced housing, with a high proportion of private rentals. 10–15 minutes' walk / under 1 mile to central Sunderland with good access to main roads like the A1018 and A19.

Locally there are multiple convenience shops and small stores within a few minutes' walk, bakery & local shops within ~100 yards, supermarket on Ryhope Road (~0.4–0.5 miles), GP surgery only 130 yards away. Primary and secondary schools both within 1 mile.

Directions:

From the city centre via Fawcett Street, join Ryhope Road (A1018) heading south, turn right onto Vilette Road, turn left onto Tower Street West.

Entrance Hall:

Composite entrance door, radiator, carpet.

Lounge:

3.93 x 3.15

Double-glazed window, feature chimney breast, radiator, carpet.

Kitchen:

4.52 x 2.49

Newly fitted base and wall units, new work surfaces, Avanyl flooring, gas boiler.

Bedroom 1:

4.21 x 3.87

Double-glazed window, feature chimney breast, radiator, carpet.



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

**Bedroom 2:****4.00 x 2.05**

Double-glazed window, radiator, carpet.

Bathroom:**1.96 x 1.62**

Double-glazed window, panelled bath, w/c, hand basin, part tiled walls, vinyl flooring.

External**Front:**

Small walled and gated garden.

Rear:

Yard with access to back lane.

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.

WATER METER- No

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

**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.

**Tenure** - Freehold**Viewing** - By appointment through Holbrook & Co

GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA: 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan wizard

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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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