

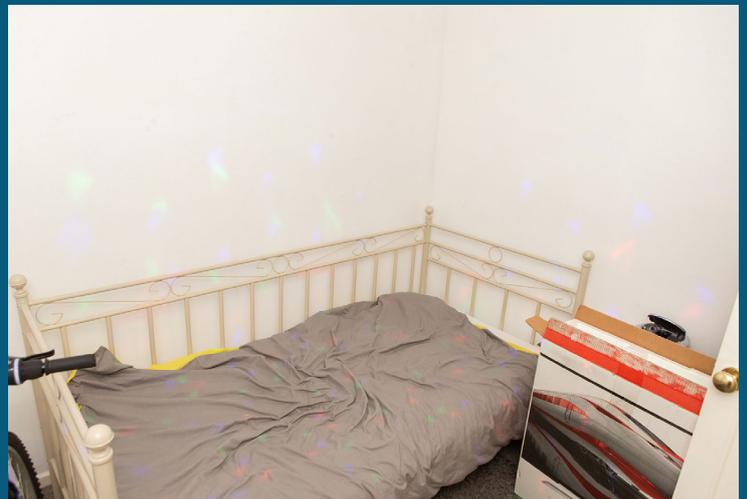


**To be sold via conditional auction
(56-day exchange + completion)**



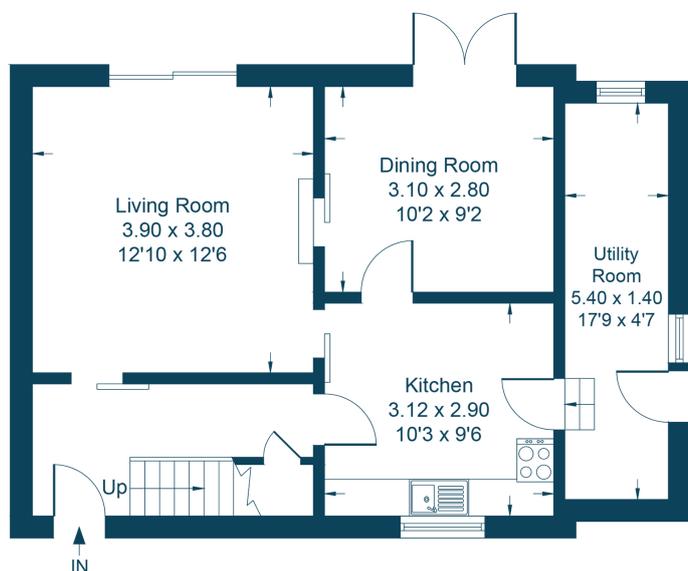
✓ **TO BE SOLD BY PROPERTY SOLVERS ONLINE CONDITIONAL AUCTION
(56-DAY COMPLETION)**

- ✓ Bidding opens on Monday 25th January 2021 at 12:00pm and closes on Tuesday 26th January at 12:00pm with a GUIDE PRICE of £55,000
- ✓ Sizeable family home (978 sq ft / 91 sq metres)
- ✓ Front garden with off-road parking + south facing back garden
- ✓ Excellent investment property, competitively priced for a quick sale
- ✓ Sold with great tenants in situ who look after the property well (paying £500 pcm)
- ✓ Large living and dining room that both drawing in plenty of southern light / Fully-fitted kitchen and separate utility area (totalling 183 sq ft) / 3 good-sized bedrooms (60, 96 and 141 sq ft)
- ✓ Close to Ofsted-rated 'Good' schooling + a wide range of amenities

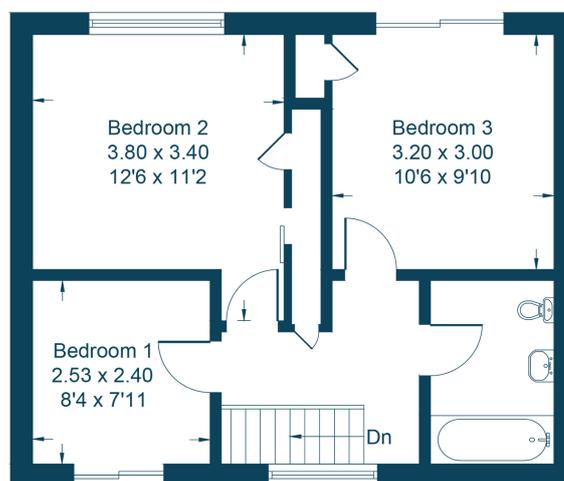




Approximate Gross Internal Area = 90.85 sq m / 978 sq ft



Ground Floor



First Floor

Property Particulars



Living Room
12.10ft x 12.60ft
(3.90m x 3.80m)



Kitchen
10.30ft x 9.60ft
(3.12m x 2.90m)



Dining Room
10.20ft x 9.20ft
(3.10m x 2.80m)



Bedroom 1
8.40ft x 7.11ft
(2.53m x 2.40m)



Bedroom 2
12.60ft x 11.20ft
(3.80m x 3.40m)



Bedroom 3
10.60ft x 9.10ft
(3.20m x 3.00m)



Bathroom
6.50ft x 6.00ft
(1.98m x 1.80m)



Gross Internal
Floor Area (approx.)
978 sq ft (90.85 sq m)

Overview

Located in the heart of the friendly neighbourhood of Pen-shaw, this large semi-detached tenanted property benefits from 2 reception rooms, a fully-fitted kitchen / separate utility area, 3 good-sized bedrooms and a 3-piece suite bathroom. Sold with good tenants who wish to remain in the property, the current landlord owner receives £500 per calendar month (producing a very healthy 10% gross yield, based on the guide price).

Description

A welcoming front garden with off-road parking greets you the property on this quiet residential street. Enter into a spacious reception area and straight ahead is the 151 square foot living room with fireplace and plenty of south-facing incoming light. Straight ahead, past the staircase, is the fully-fitted 99 square foot kitchen (also accessible via a sliding door in the living room) as well as the 94 square foot dining room with French doors that lead to a wooden platform/staircase into the south-facing garden. There is also an adjoining 84 square foot utility room (accessed via the kitchen). Upstairs are 3 good-sized bedrooms (60, 96 and 141 sq foot respectively) a 3-piece suite bathroom - divided by a spacious landing area. Both bedrooms 2 and 3 are south-facing and have built-in wardrobe space.



Energy Rating

An Energy Assessor visited the property in 2010 and gave this property an Energy Rating of D. EPC ratings are measured on a scale from A (most efficient) to G (least efficient). The certificate is valid for 10 years.

For a property to achieve a D rating it must score 55-68 SAP points.

38.70% of properties lodged on to the UK Government's EPC Register are D rated.

Score Energy Rating

92+



81-91



69-80



55-68



39-54



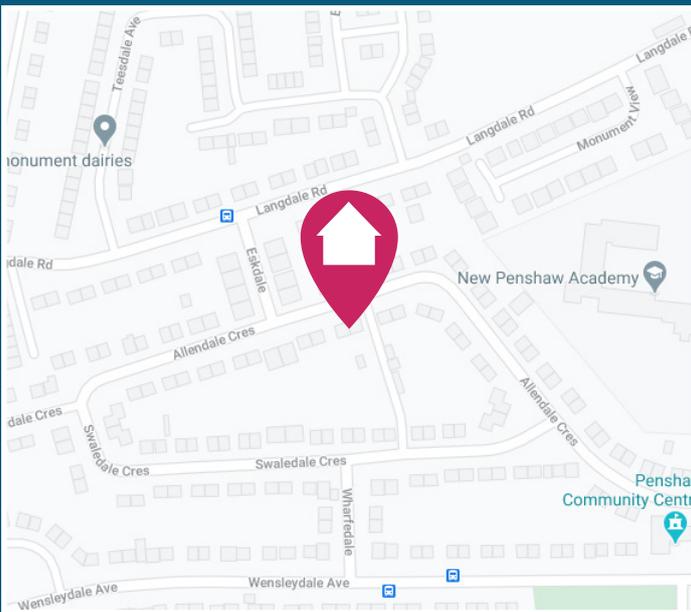
21-38



1-20



Location



The property is within short walking distance from a wide range of amenities including convenience stores, a farm shop, Barnwell and Herrington Country Park plus a number of well-reviewed take-aways, restaurants and pubs.

Washington and Sunderland are also a reasonably short drive away.



Schools

- ✓ New Penshaw Academy (Ofsted-rated 'Good') is 0.06 miles away
- ✓ Shiny Row Primary School (Ofsted-rated 'Good') is 0.73 miles away
- ✓ Columbia Grange School (Ofsted-rated 'Outstanding') is 1.29 miles away

More Information

- ✓ Auction Terms + Conditions
- ✓ Anti-Money Laundering (AML) Requirements
- ✓ Auction Legal Pack (registration required)
- ✓ Auction Buyer's Guide

Our enquiry line - **0800 044 3797** - is open 24/7 and we're happy to answer any questions. Please also make enquiries via the **auction listing** directly.

Viewings

Viewings available 7 days a week (excluding Christmas and Boxing day).

All viewers must observe our COVID-19 Viewing Policy

Notice to Bidder

Please be aware that if your bid is successful on auction day, the exchange of contracts will happen immediately after the Auction.

As part of the Property Solvers Online Auction process, bidders will be required to register online and provide proof of ID documents (passport and photo driving license). For a full list of requirements please see the legal pack documents.

Buyer Reservation Fee

A fee of 2% of the agreed sale price + VAT (non-refundable) will be due from winning bidder (minimum of £2,000 + VAT).