

**Reeds Rains**  
**75 Front Street**  
**Stanley**  
**DH9 0TB**  
**t: 01207 237777**  
**email: stanley@reedsrains.co.uk**

## **27 Tyne Road East, Stanley**

### **Starting Bid: £60,000.00**



Available with NO UPPER CHAIN via modern method of auction, a three bedroom end terrace house on Tyne Road East. This extended house offers huge potential and benefits from several reception areas, three bedrooms and gardens to both the front and rear of the property. The property also comes with the added bonus of a large double garage, which can be accessed via the rear garden.

Briefly comprising to the ground floor; Lounge, a further reception room, kitchen and WC. To the first floor; Three bedrooms and a bathroom. Externally there is an enclosed garden to the front with an enclosed yard to the rear.

Tyne Road East is a stones throw from Stanley town centre and is close to local schools, shops and facilities. There are good transport links to the surrounding areas such as Consett, Newcastle Upon Tyne and Durham. The A1 is within a 10 minute drive, along with popular local attractions including Beamish Museum and Tanfield Railway.

### **Auctioneer's Comments**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iam sold.

This method of auction requires both parties to complete the transaction within 56 days of the

draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### **Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

### **Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **Rooms**

Lounge 11' 10" x 18' 4" (3.6m x 5.6m )

Feature gas fire, T.V. and telephone points, radiator.

Reception Room 2 13' 8" x 14' 1" (4.15m x 4.3m )

Feature gas fire along with fitted hearth, cupboard, radiator.

Kitchen 13' 2" x 13' 6" (4m x 4.1m )

Range of fitted wall and floor units complete with worktops, fitted central island housing a stainless steel sink with mixer tap over, free standing cooker, plumbing for washer, central heating unit, heated towel rail.

WC 8' 6" x 5' 9" (2.6m x 1.75m )

W.C., pedestal hand wash basin, radiator.

First Floor Landing

Bedroom 1 10' 10" x 14' 9" (3.3m x 4.5m )

Range of fitted wardrobes, additional cupboard, radiator.

Bedroom 2 8' 10" x 11' 2" (2.7m x 3.4m )

Range of fitted wardrobes, radiator.

Bedroom 3 12' 0" x 13' 2" (3.65m x 4m )

Radiator.

Bathroom 10' 2" x 9' 10" (3.1m x 3m )

Panelled bath, shower cubicle with shower over, pedestal hand wash basin, W.C.,

Double Garage

External

Enclosed garden to the front with an enclosed yard to the rear.