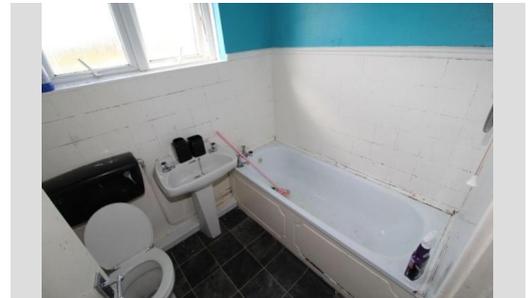


18 Brighton Parade, Hebburn

Starting Bid: £40,000.00



A three bedroom mid terrace house with gardens requiring some upgrading throughout. The property is warmed via a gas combination central heating system(not tested) and is fitted with double glazed windows. All Hebburn town centre amenities including Metro and supermarkets, schools and other facilities are serviced by the local bus route or alternatively located just a short car ride away. An early viewing is strongly recommended to avoid missing out. An internal inspection reveals:- entrance porch with door to hallway, lounge, fitted kitchen, downstairs WC, landing with family bathroom and three generously proportioned bedrooms.

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, iamsold.

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

Entrance Porch

double glazed window, door to hallway

Hallway

single radiator, stairs off

Lounge 15' 6" x 12' 4" (4.72m x 3.76m)

feature gas fire set into chimney breast, double glazed window

Rear Hallway

under stairs storage cupboard

Separate WC

white low level wc, hand wash basin, double glazed window

Kitchen 9' 8" x 15' 8" (2.95m x 4.78m)

fitted wall and floor units with contrasting work surface, stainless steel sink unit, integrated gas hob, electric oven and extractor hood, plumbed for automatic washing machine, two x double glazed windows, tiled flooring, single radiator

First Floor Landing

storage cupboard

Bathroom

white suite comprising:- low level wc, pedestal hand wash basin, panelled bath, part tiled walls, vinyl floor covering, single radiator, two x double glazed windows

Bedroom 1 13' 2" x 9' 9" (4.01m x 2.97m)

single radiator, double glazed window, built in wardrobe, storage cupboard

Bedroom 2 12' 4" x 10' 5" (3.76m x 3.18m)

double glazed window, single radiator, wall mounted gas combination central heating boiler, storage cupboard

Bedroom 3 9' 5" x 7' 4" (2.87m x 2.24m)

double glazed window, single radiator, storage cupboard

Front Garden

small enclosed front graden

Rear Garden

enclosed rear garden, decking