

35 Wilkinson Avenue
Moorends DN8 4RT

Auction Guide £55,000

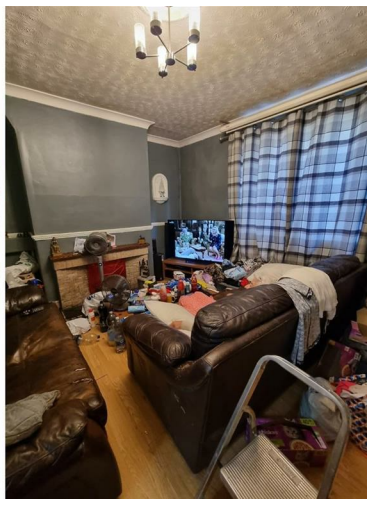
FREEHOLD

* INVESTMENT SALE ONLY * FOR SALE BY ONLINE AUCTION ENDING Monday 2nd November - 2pm. THREE bedroom semi-detached house to be sold with protected regulated tenancy.

EPC: D







• INVESTMENT SALE • Protected Regulated Tenancy • £101 per week rent paid • Three bedroom semi-detached • FREEHOLD • FOR SALE BY AUCTION • Ending Monday 2nd November - 2pm

INFORMATION

This property is being sold with a protected regulated tenancy. The tenant pays £101 per week with the latest rent increase registered on 10th November 2025.

The property comprises of an entrance lobby, lounge, dining room (originally the kitchen) ground floor bathroom and a timber lean-to kitchen extension, with three bedrooms to the first floor. There is majority UPVC double glazing and gas central heating with front and rear gardens and a shared driveway leading to a garage.

PHOTOGRAPHS

Please note the photographs shown are from an inspection carried out in July 2026.

Should any internal access not be made available before the end of the auction then the winning buyer is purchasing at their own risk.

FOR SALE BY ONLINE TRADITIONAL AUCTION

This property is being sold via ONLINE AUCTION: Please visit the Screetons website and click ''menu' then 'Online Auction'.
Click on the property.
In order to bid click 'Register' and do the following via the 'dashboard':

- register (verify your email)
- join the watchlist
- pass an ID check
- enter your payment details

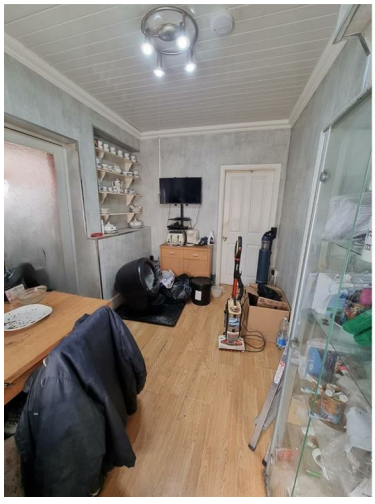
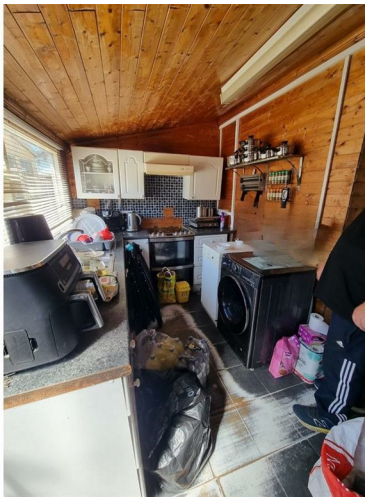
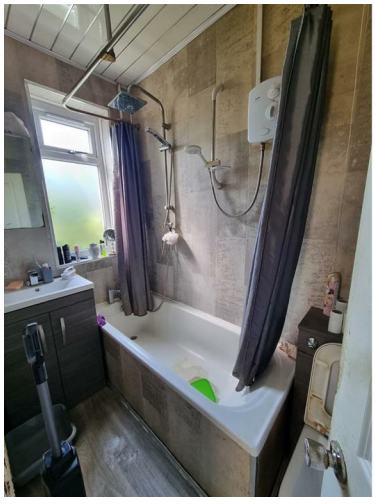
HOW IT WORKS

A reservation occurs immediately online, at the end of the auction providing the reserve is met or exceeded. The terms of this reservation are governed by a reservation agreement, which we will upload as part of the legal document pack. The buyer must accept these terms prior to placing a bid and the agreement is deemed entered into if a successful reservation occurs.

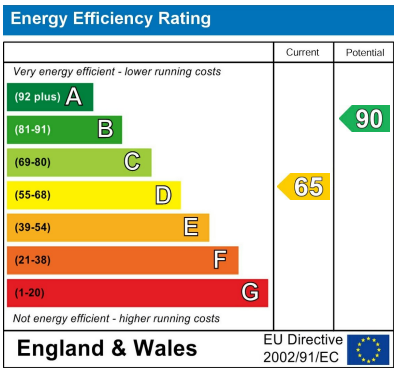
If you are the winning bidder you will be charged a non-refundable reservation fee online of £4,800 including VAT, which does not form part of the purchase price. You then have up to 12noon the next business day to pay the 10% of the purchase price (the deposit amount due on exchange of contracts) with completion to take place within 20 working days of the exchange. You will also agree to pay a combined £3,044.32 inc VAT as a contribution towards the sellers legal and auctioneer costs and search fees.

AUCTION PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal enquiries prior to the auction.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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