MARY STREET

BLAYDON

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welcoming you home



This two bedroom stone terrace is in need of renovation and for sale by modern method of auction. The property comprises of lounge/dining room, kitchen and bathroom to the ground floor. To the first floor are two bedrooms. Externally the property benefits from a rear yard. Parking available on street. Viewing highly recommended. EPC rating D.









- FOR SALE BY MODERN METHOD OF AUCTION
- Subject To Reserve Price
- Buyer Fees Apply
- Two Bedroom End Terrace
- T & Cs Apply
- EPC Rating D













Lounge
17'4" x 15'11" Max

Kitchen
11'4" x 9'6"
Fitted with wall and base units for storage and space for white goods.

Bathroom
7'4" x 5'9"
Features Bath with overhead shower, W/C and wash basin.

Bedroom 1
16'2" x 9'1" Max

Bedroom 2
10'0" x 8'0" Max

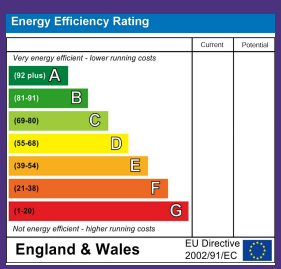
Externally
Enclosed yard and on street parking to the rear with pedestrian walk way to the front.

Additional Information
EPC Rating D. Council tax band A. We understand this property is freehold. Mobile phone coverage and broadband availability: https://checker.ofcom.org.uk/ Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Important Note To Purchasers
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

Auctioneer Comments

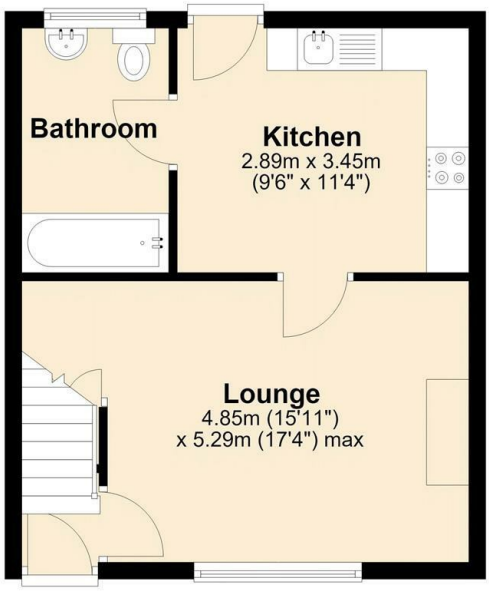
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



Guide Price £60,000

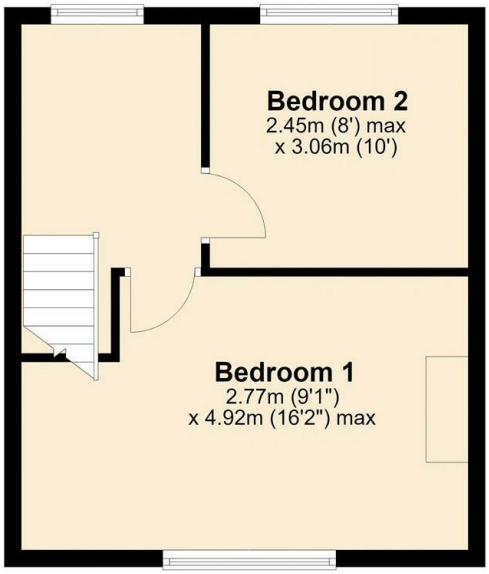
Ground Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.6 sq. feet)



Total area: approx. 69.6 sq. metres (749.2 sq. feet)

Disclaimer

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



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