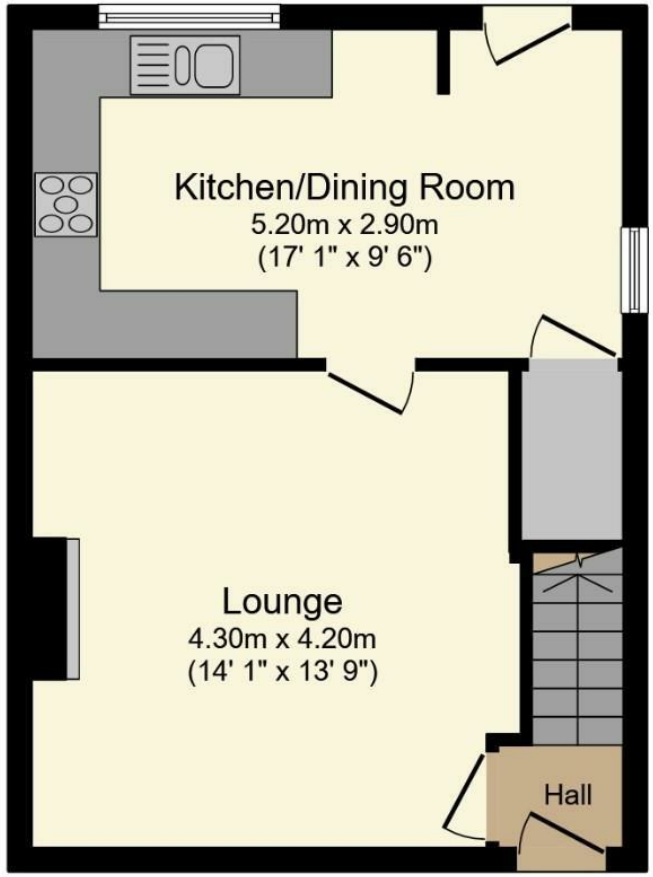

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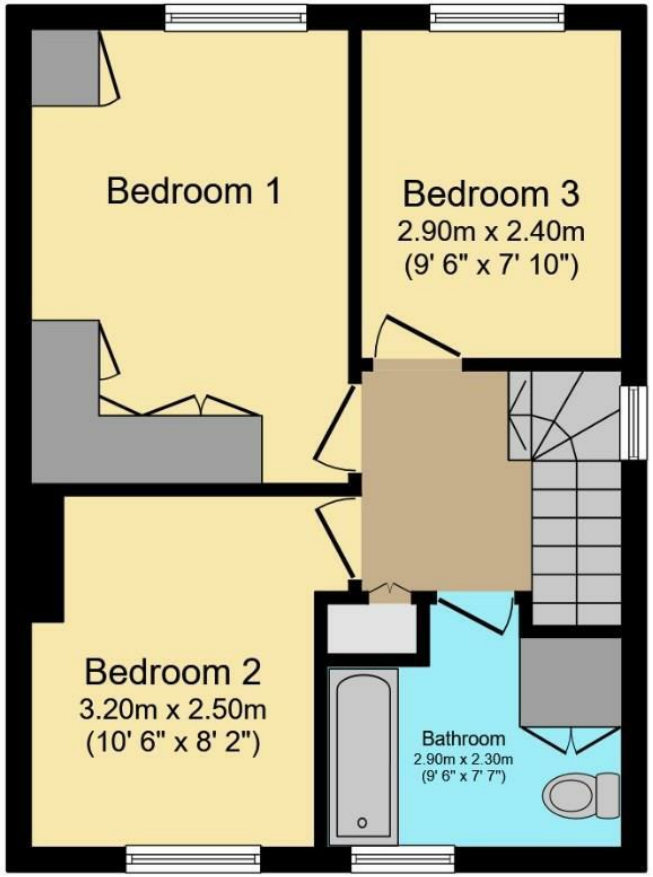
By Auction £96,000

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £96,000 * BIDDING CLOSES 17 NOVEMBER 2.30PM* FEES APPLY * REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS
Hunters Hillsborough are delighted to market a three bedroomed semi detached home in the heart of Southey Green. Ideal for first time buyers or investors, the property has a driveway and a fantastic south facing family garden, viewing is highly recommended. Entry via the front door into the entrance hallway with stairs rising to the first floor. Door through to the bright and spacious lounge with modern laminate flooring and decorated feature wall. Focal point feature fire surround with a gas fire installed but currently capped off, and mounted TV wall fixings. Door through to the kitchen diner with a good range of wall and base units. Integrated electric oven and gas hob with plumbing for a washing machine and space for a fridge freezer. Large pantry with a light and shelving, and access via the back door to the back garden. Upstairs, the master bedroom overlooks the garden and features a range of fitted wardrobes. Further double bedroom with loft access and good size single. Family bathroom with floor to ceiling tiles and a white three piece suite comprising bath, shower over bath and W/C. Outside, the front of the property has a driveway and a paved front garden with a range of mature shrubs and plants. There is side access to a handy, secure outdoor storage shed. The rear garden is accessed via steps from the back door to a concrete patio leading onto a raised decked area. Steps down to the lawn with a range of mature shrubs and bushes including a strawberry pippin apple tree and raspberry and gooseberry bushes.



Ground Floor

Floor area 37.4 sq.m. (403 sq.ft.)



First Floor

Floor area 37.4 sq.m. (403 sq.ft.)

Total floor area: 74.8 sq.m. (806 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Local Area

Located just five minutes drive to the Northern General Hospital, and a short stroll to the local shops on Herries Road including a Tesco supermarket. Excellent transport links and access to local schools.

General Remarks

TENURE

This property is Freehold

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

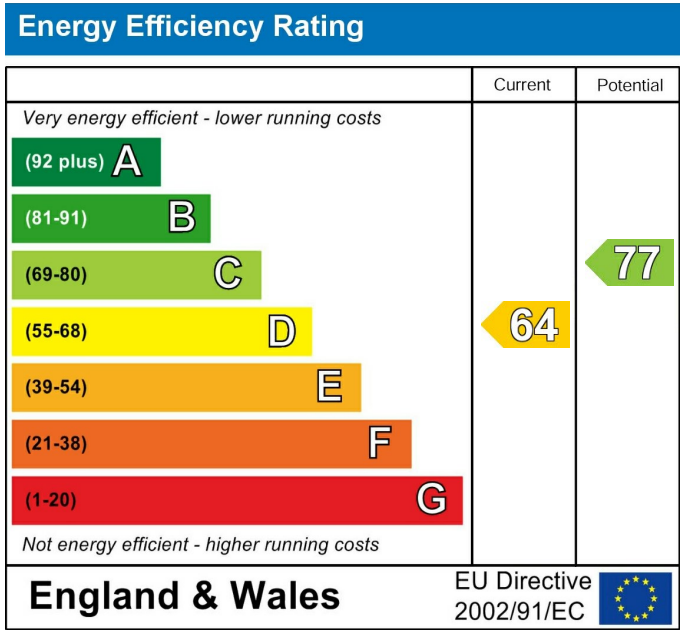
VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





























