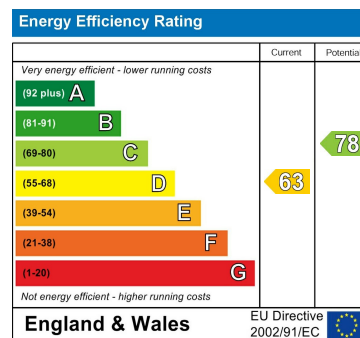




Heybrook Avenue, Preston Grange



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

By Auction £185,000

Description

PROPERTY FOR SALE BY MODERN METHOD OF AUCTION - CASH BUYERS ONLY

SHOWING FANTASTIC POTENTIAL FOR CASH BUYERS ONLY IS THIS THREE BEDROOM DETACHED PROPERTY OCCUPYING A GENEROUS PLOT SITUATED WITHIN THIS SOUGHT AFTER RESIDENTIAL AREA IN PRESTON GRANGE OFFERED WITH NO UPPER CHAIN

Briefly comprising: Occupying a sizeable corner plot is this three bedroom detached property in need of a full refurbishment. Entrance porch leads directly to the living room, benefitting from a dual aspect with stairs to the first floor. The kitchen overlooks the rear garden and an archway leads to the dining room where sliding patio doors give access out to the rear garden.

To the first floor are three bedrooms and bathroom.

Externally there are wrap around gardens, the private rear garden is enclosed and generous in size. To the front there is driveway parking and a garage.

Preston Grange, North Shields is a sought after residential area and has great road and bus routes to Newcastle City centre and surrounding towns. There are excellent schools within walking distance and fantastic leisure facilities nearby. North Shields has a good array of local amenities and local shops, a short car ride you can make the most of the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants, cafes and beaches.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Porch

Living Room

22'1" x 18'8"

Kitchen

9'4" x 9'4"

Dining Room

10'2" x 7'10"

Bedroom One

11'1" x 9'6"

Bedroom Two

8'10" x 8'9"

Bedroom Three

8'10" x 7'9"

Bathroom

7'5" x 5'5"

Externally

Externally there are wrap around gardens, the private rear garden is enclosed and generous in size. To the front there is driveway parking and a garage.

Tenure

Freehold

