HUNTERS®
HERE TO GET *you* THERE

Maltby Close, Sunderland, SR3 2QR

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Sunderland,
SR3 2QR

£50,000

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* FOR SALE BY AUCTION * PLEASE VIEW VIRTUAL TOUR & FLOORPLAN *GROUND FLOOR FLAT * TWO BEDROOM * GARDEN * GARAGE IN BLOCK * IDEAL LOCATION * NO ONWARD CHAIN * COUNCIL TAX BAND - A *

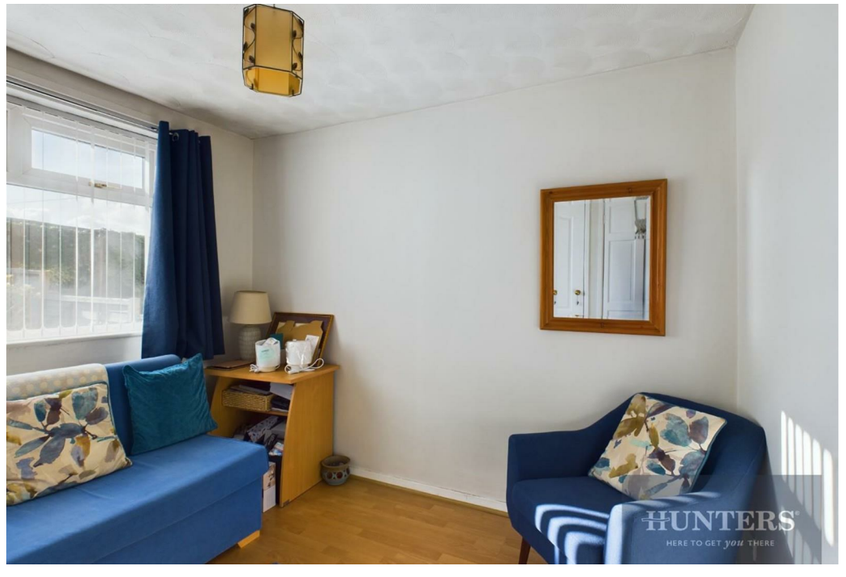
Hunters welcome to the market this charming ground floor flat located in Maltby Close, Sunderland.
Situated just off Doxford Park Way, this well presented property offers a cosy retreat.

Internally boasting an entrance porch, large living room, two inviting bedrooms and a bathroom with white suite and shower.

One of the highlights of this property is the private rear garden, providing an outdoor space to enjoy some fresh air.

This flat is a fantastic opportunity for those looking to settle in a vibrant community with a range of shops, amenities, and easy access to the A19.

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



Entry 4'7" x 2'9"

Living Room 14'9" x 10'9"

Kitchen 6'9" x 8'9"

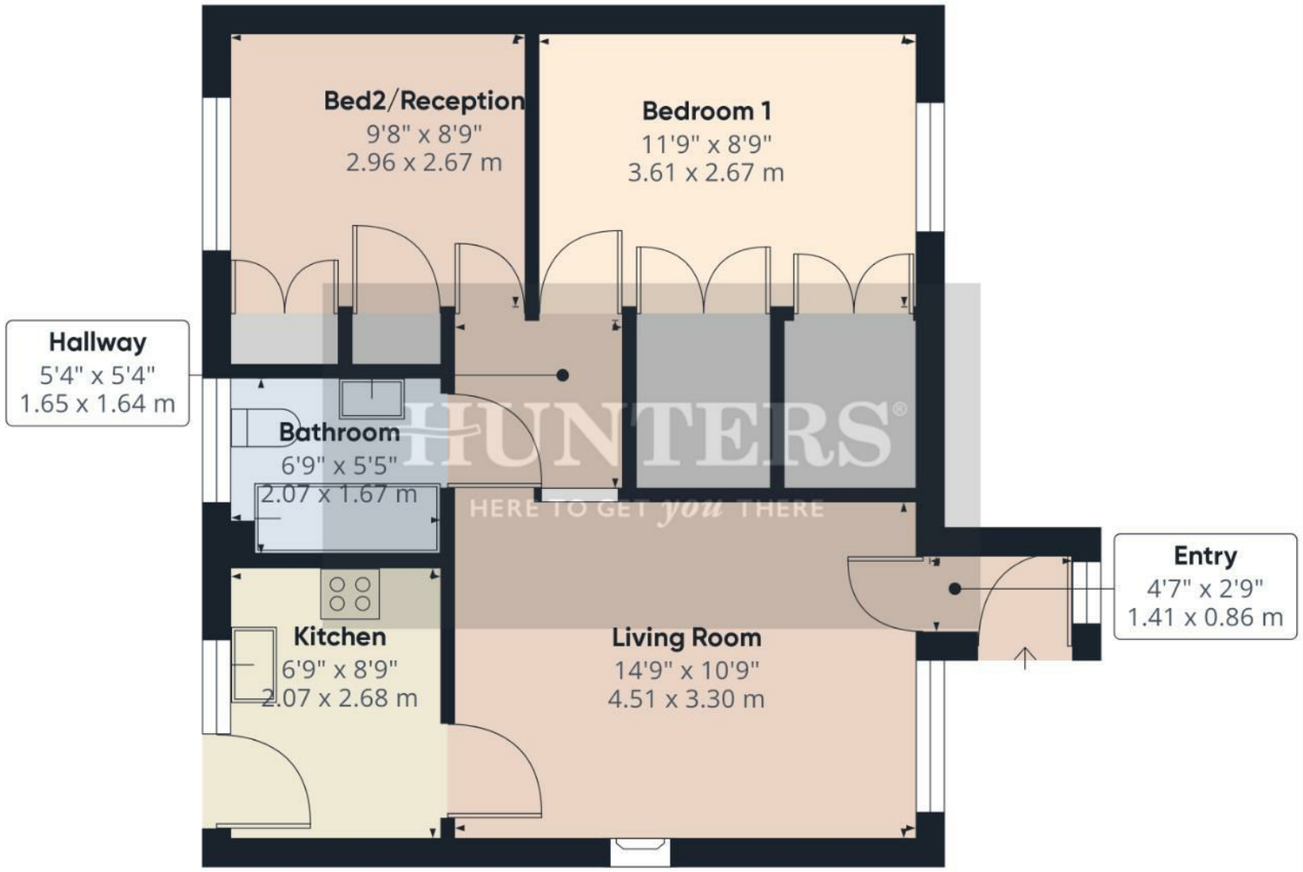
Bathroom 6'9" x 5'5"

Hallway 5'4" x 5'4"

Bed 2 / Reception 9'8" x 8'9"

Bedroom 1 11'10" x 8'9"

Tenure: Leasehold
Council Tax Band: A



Approximate total area(1)
552.5 ft²
51.33 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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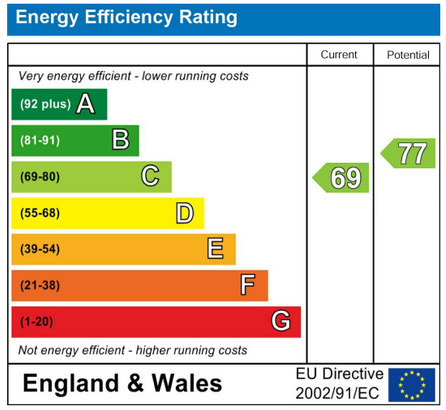

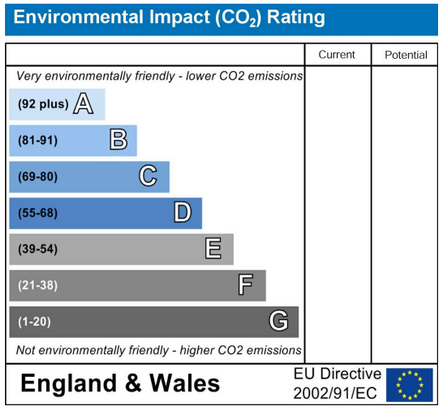

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

THINKING OF SELLING? 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.

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