



Beckwith Road, Sunderland

- FOR SALE VIA TRADITIONAL AUCTION
- FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT [HUNTERS.COM/AUCTIONS](https://www.hunters.com.au/auctions)
- GREAT LOCATION
- HUGE POTENTIAL
- COUNCIL TAX BAND C

- GUIDE PRICE £164,000
- BIDDING CLOSES 7TH SEPTEMBER AT 2PM.
- UNFINISHED EXTENSION
- LARGE CORNER PLOT
- EPC - C

By Auction £164,000

HUNTERS®
HERE TO GET *you* THERE

Beckwith Road, Sunderland

DESCRIPTION

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £164,000 * *BIDDING CLOSES 14TH SEPTEMBER AT 2PM * FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT [HUNTERS.COM/AUCTIONS](https://www.hunters.com/auctions) * FEES APPLY *

NOTE FOR BUYERS:

Traditional Online Auction Information:

Please note: this property is for sale by Traditional Online Auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price.

Fees:

On Exchange of contracts, the buyer must pay 10% towards the purchase price of property. £2,600 of this 10% is charged immediately online, with the remainder payable by 12pm the next business day.

There is an additional buyer premium of £2,400 (incl. VAT) which will be charged immediately online.

Pricing Information:

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Hunters and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail. Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

PLEASE NOTE THIS PROPERTY HAS AN UNFINISHED EXTENSION WHICH WILL PROVIDE AN ADDITIONAL BEDROOM AND STUDY/HOME OFFICE IN ADDITION TO THE ROOMS LISTED BELOW.

Well placed for easy access to the city centre as w



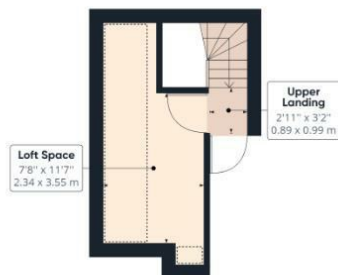




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

1273.43 ft²
118.31 m²

Reduced headroom

57.62 ft²
5.35 m²

(1) Excluding balconies and terraces

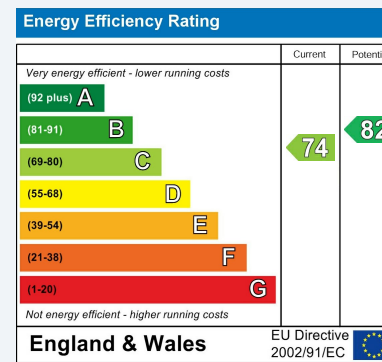
Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



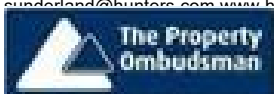
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these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

Viewing

Please contact our Hunters Sunderland Office on 0191 594 7788 if you wish to arrange a viewing appointment for this property or require further information.

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