

188 Harton Lane, South Shields

Starting Bid: £75,000.00



This attractive cottage style property has a lot to offer and would make a great first time buy or investment. Internally the property has two reception rooms a conservatory, kitchen, bathroom and two bedrooms. Externally there is a spacious low maintenance garden to the front with shrubs and hedges and a sunny yard to the rear which provides off street parking and space to relax. Located in a popular area near local shops and transport links.

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rooms

Entrance

With UPVC double glazed window, laminate wood flooring, coving to ceiling and radiator.

Dining Room

15' 7" x 12' 0" (4.76m x 3.67m)

With storage cupboard, laminate wood flooring, stairs to first floor landing and sliding doors to the lounge.

Lounge

8' 11" x 12' 4" (2.71m x 3.76m)

With UPVC double glazed window, coving to ceiling, ceiling rose, laminate wood flooring and feature fireplace.

Kitchen

7' 4" x 9' 4" (2.23m x 2.85m)

With a range of wall and floor units, hob, oven, stainless steel sink with mixer tap and drainer, splash back tiles, tiled floor, radiator and UPVC double glazed window.

Rear Lobby

With tiled floor and plumbing for washing machine.

Bathroom

White three piece suite with panelled bath, overhead shower, pedestal hand wash basin, low level WC, tiled walls, tiled floor, tiled floor, radiator and two UPVC double glazed windows.

Conservatory

7' 3" x 8' 4" (2.20m x 2.53m)

With tiled floor, radiator and UPVC door to rear.

First Floor Landing

With Velux window, storage cupboard and access to loft.

Bedroom Two

8' 3" x 8' 6" (2.51m x 2.60m)

With UPVC double glazed dormer window and two radiators.

Master Bedroom

10' 7" x 10' 2" (3.22m x 3.09m)

With two UPVC double glazed windows, storage cupboard and fitted wardrobes.

External

To the rear is a paved patio area, artificial grass, shed and remote control door. To the front is a paved path, gravelled yard and borders with shrubs, trees and hedges.