

## Barleycorn Place, Laura Street, Sunderland

**Auction Guide Price £40,000**

**FOR SALE BY MODERN AUCTION – T & C'S APPLY**

**SUBJECT TO RESERVE PRICE**

**BUYERS FEES APPLY**

**EPC RATING C**

**THE MODERN METHOD OF AUCTION**

**2 BEDROOM TOWN HOUSE ON EDGE OF CITY CENTRE**

This property is for sale by Modern Method of Auction powered by iam sold LTD - Starting Bid £40,000 plus Reservation Fee. INVESTOR POTENTIAL WITH GOOD YIELD - 2 BEDROOM TOWN HOUSE STYLE HOME ON EDGE OF CITY CENTRE - CLOSE TO MOWBRAY PARK - WALKING DISTANCE TO CITY CENTRE, UNIVERSITY, METRO, SHOPS - ANTICIPATED RENTAL INCOME OF £600pm. Good Life Homes are delighted to bring to the market a mid terrace 2 bedroom town house style home on the edge of the city centre and within walking distance of all amenities including Mowbray Park, city centre, Metro, University, shops, bars, restaurants etc. Perfect as a centrally located low cost home but equally suitable as a potential buy to let investment, this 2 bedroom home would achieve an anticipated rent in the region of £600pcm which makes the rental yield very attractive. Briefly comprising; parking to the rear plus quite generous integrated garage, entrance hall with integral door from/to probate garage, lounge and kitchen located on the first floor, bathroom and WC bedrooms located on the second floor. Viewing arrangements can be made by contacting the office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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## ACCOMMODATION

### ACTIONEERS 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 Limited 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 (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). 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 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.

### ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, double radiator, carpeted stairs to first floor, door leading off internal lobby.

### ENTRANCE LOBBY

Carpet flooring, gas meter, integral door leading into garage. Stairs to first floor landing.

### FIRST FLOOR LANDING

Stairs to second floor, radiator, door leading off to kitchen, door leading off to lounge.



### KITCHEN 11' 9" x 7' 9" (3.58m x 2.36m)

Vinyl tile-effect flooring, double radiator, 2 rear facing white uPVC double-glazed windows. Fitted kitchen with a range of wall and floor units in a black finish with contrasting laminate wood-effect work surfaces. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. electric oven with built-in 4 ring hob and under bench fridge, space and plumbing for a washing machine and space for freezer if required. Wall mounted Combi boiler provides gas central heating and hot water to the property.

### LOUNGE 11' 9" x 11' 6" (3.58m x 3.50m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a decent size lounge with ample space to accommodate most arrangements of furniture.

### SECOND FLOOR LANDING

3 doors leading off, 2 to bedrooms and 1 to bathroom.

### BEDROOM 1 11' 9" x 11' 6" (3.58m x 3.50m)

Large double bedroom with carpet flooring, single radiator, front facing white uPVC double-glazed window with some restricted sea views.

### BEDROOM 2 7' 10" x 7' 0" (2.39m x 2.13m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window. Built-in cupboard providing useful storage and hanging space, access to the loft.

### BATHROOM 7' 9" x 4' 5" (2.36m x 1.35m)

Carpet tile flooring, single radiator, rear facing white uPVC double-glazed window with privacy glass. Bathroom comprising; toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps. The area around the bath is tiled to approx. half height, electric shower, curtain, and rail. Electric shaving point.

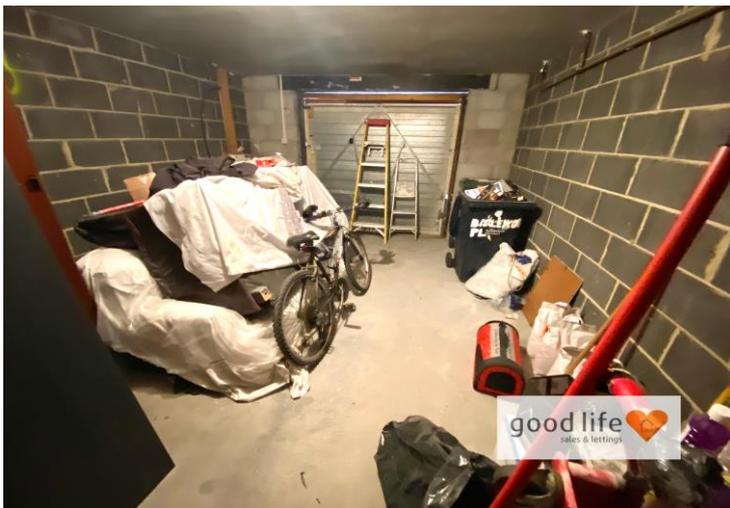
### GARAGE 20' 7" x 12' 0" (6.27m x 3.65m)

Manual up and over garage door, electric consumer unit, electric sockets and lighting. Door leading into ground floor entrance hall.

### EXTERNALLY

To the rear there is an extensive area of block paving which is suitable for parking multiple vehicles potentially.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.