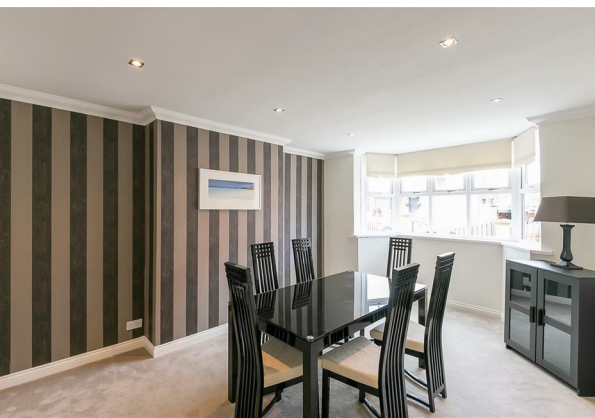




FOR SALE BY AUCTION. Detached Family Home with South Facing Rear Gardens, Multi-Vehicle Driveway, Garage & Garden Studio! This detached family home is ideally located on The Riding, Kinton. Close to excellent local schools, The Riding is well situated to access to the nearby local shops, the restaurants and cafes of Gosforth High Street as well as immediate access to the A1 western bypass.

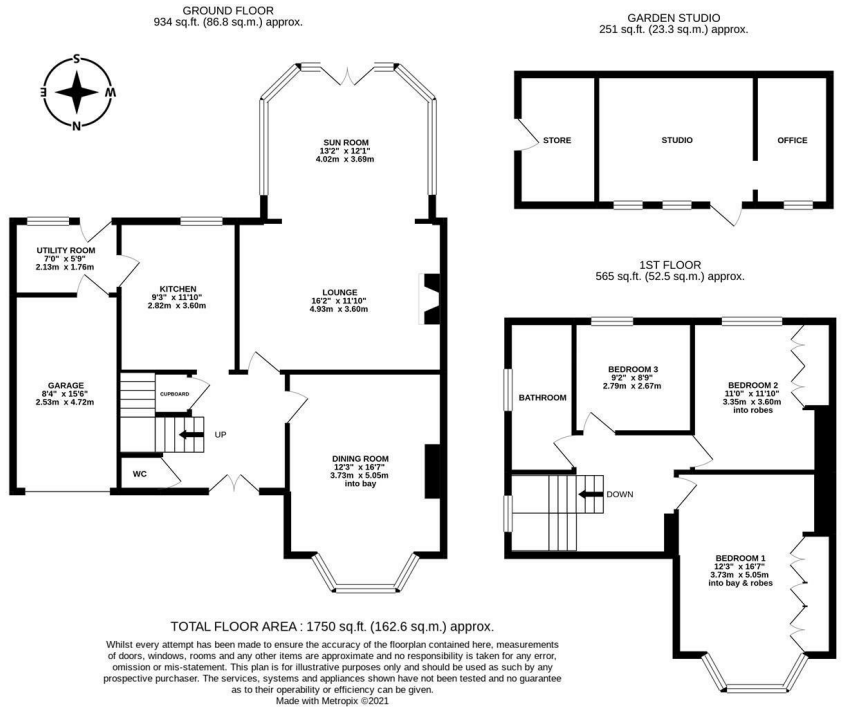
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a nonrefundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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 £349.00 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.

Boasting 1,750 Sq ft (including garden studio), the well proportioned accommodation briefly comprises: Spacious entrance hall with stairs to first floor, under-stairs storage



cupboard and downstairs WC; dining room with walk in bay and spot lighting; lounge with spot lighting open to sun room with French doors and views over the south facing gardens; kitchen with a variety of fitted wall and base units with built in lighting, together with work surfaces and spot lighting; utility room with door access to both the south facing rear gardens and 15ft garage. The first floor landing gives access to three double bedrooms, bedrooms one and two with fitted wardrobe storage and bedroom one also with walk in bay; family bathroom complete with four piece suite including free standing bath. Externally, a paved driveway to the front providing multi-vehicle off-street parking, access to the integral garage and with custom built wall and fenced boundaries. To the rear, a delightful south facing garden laid mainly to lawn with patio area, fenced boundaries and access to a detached garden studio with separate office and store areas. Early viewings are essential to appreciate the accommodation on offer.

Detached Family Home | 1,750 Sq ft (162.6m²) | Three Double Bedrooms | Dining Room | Lounge to Sun Room | Kitchen | Utility Room | Integral Garage | Family Bathroom & Downstairs WC | Multi-Vehicle Driveway | Delightful South Facing Rear Gardens | Detached Garden Studio | GCH & DG | Freehold | Council Tax Band D | EPC: E



Auction Guide £270,000

Misrepresentation Act 1967. These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

