



**** CASH BUYERS ONLY **** This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £160,000 + Reservation Fee. Priced to reflect works and offered to the market with no onward chain! This substantial seven bedroom Victorian terrace is ideally situated on the south backing side of Simonside Terrace, Heaton. Located close to the shops, cafés and restaurants of both Heaton Road and Chillingham Road, Simonside Terrace is also well placed to provide easy access to local transport links into Newcastle City Centre and beyond. The property also provides excellent access to the delightful Heaton Park, Armstrong Park and indeed to the Ouseburn.

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 4.5% 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 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.

Boasting close to 2,600 Sq ft over three floors, the accommodation briefly comprises: entrance lobby through to entrance hall with stairs to first floor and under-stairs storage cupboard; sitting room with walk in bay; dining room; kitchen with fitted units, work surfaces, spot lighting and dual windows; rear lobby with storage cupboard; bathroom complete with three piece suite. The split level first floor landing gives access to; three double bedrooms, bedroom one measuring 20ft with dual windows including walk in bay and bedroom two also with dual windows; bathroom and additional WC. The second floor landing gives access to a further three bedrooms, bedrooms four and five again comfortable doubles and bedroom six with sky light. Externally, a front town yard and to the rear, a 19ft double garage providing off-street parking. Offered to the market with no onward chain, early viewings are advised!

****** Having just been granted a LDC (lawful development certificate) the property is now suitable as a buy to let investment. ******

Substantial Victorian Mid-Terrace | 2,584 Sq ft (240.1m²) | Seven Bedrooms | Sitting Room | Dining Room | Kitchen | Downstairs Bathroom | 1st Floor Bathroom with Additional WC | Front Town Yard | Rear Yard with 19ft Double Garage | GCH | No Onward Chain | Priced to Reflect Works | Freehold | Popular Location | Council Tax Band D | EPC D



TOTAL FLOOR AREA: 2584 sq.ft. (240.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Auction Guide £160,000

IMPORTANT NOTE: 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.

