

MOVING HOMES

SALES & LETTINGS



Auction Guide Price
£130,000

Chirton Hill Drive, North Shields

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LIVE ONLINE AUCTION – 24/05/24 at 13:00. Option 2. Conditional Auction (option 2) Online bidding will be opening 23/05/24 at 13:00 Disclaimer One This property is to be sold via conditional auction (option 2). The successful buyer will need to pay a non-refundable deposit of £3,000.00, this deposit will form part of the purchase price of the property. After the deposit has been taken the buyer will then have 28 days to exchange contracts. After the exchange of contracts this purchase must complete no later than 14 days from this date. Disclaimer Two Every auction property comes with a guide price and a reserve price. The guide price sets the starting point for bidding, while the reserve price represents the minimum price that the seller is willing to accept at auction. The auctioneer is not allowed to sell the property below this reserve price. The reserve price is not revealed to the public and is kept confidential between the seller and the auctioneer. It may be up to 10% higher than the guide price. Please note that both the guide price and the reserve price are subject to potential changes leading up to and including the day of the auction. Disclaimer Three At your request we can refer you to a Solicitor from our panel. It is your decision whether you choose to deal with them, should you decide to use them you should know that we would receive a referral fee of £180 including Vat from them for the recommendation. Reservation Fee This property is sold subject to a non-refundable reservation fee of £2,400.00 inc VAT (£2,000.00 plus VAT) The reservation fee does not form part of the purchase price. Legal Pack A legal pack will be available to download before the auctions end date. We strongly recommend all buyers to familiarise themselves with the legal pack prior to bidding. Registration To register to bid for this property please copy the link below into your browser. northwoodauctionne.com

Moving Homes are delighted to welcome to the market for sale, this four bedroom mid terrace house situated on Chirton Hill Drive in North Shields. With its ease of access to major transport links throughout the region, the nearby business parks and North Tyneside General Hospital. Briefly comprises of:- entrance hallway with WC and stairs leading to first floor. The spacious through lounge/diner has window front and rear allowing the light to flood in. The kitchen has a range of white units complementing work tops and access to rear garden. To the first floor there are four well proportioned bedrooms and a family bathroom perfect for a growing family. Externally there is an enclosed paved garden to the rear with brick built storage and to the front is a fenced garden laid to lawn with mature planting to border.

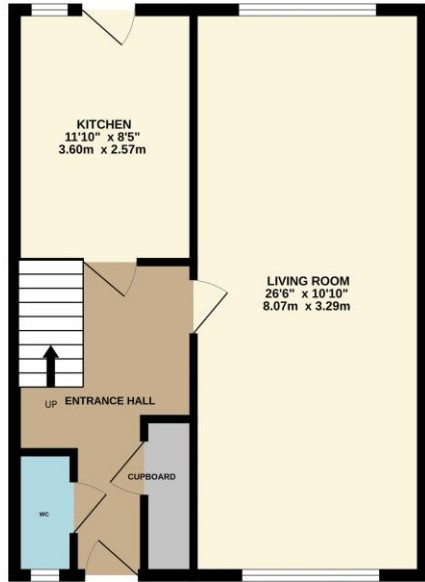
EPC Rating C <https://find-energy-certificate.service.gov.uk/energy-certificate/8716-7327-1210-0931-2906>

Council Tax Band A £1,408.23 pa Tenure - The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative. To secure a viewing in the first instance please contact Moving Homes on 0191-2964600 or visit our website movinghomesuk.com.

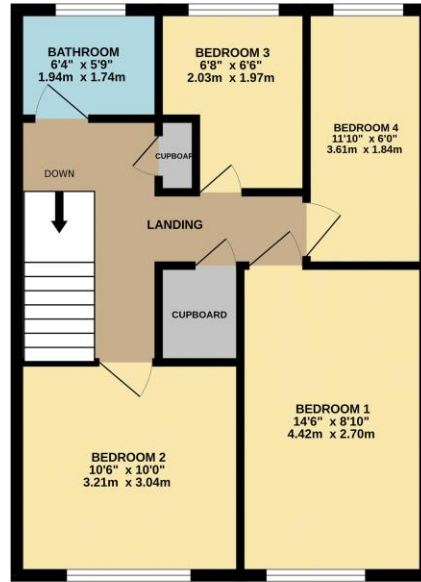
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



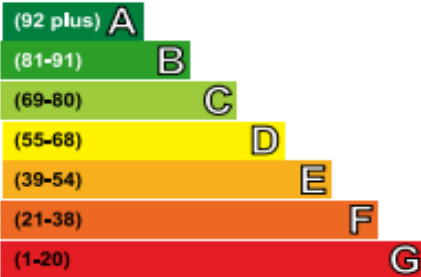
1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.8 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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Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
75	88





Tel: 0191 2964600 E: info@movinghomesuk.com www.movinghomesuk.com
2A Hawkeys Lane North Shields Tyne & Wear NE29 0JF