

Lea

29 Dodney Drive, Nr Preston, Lancashire PR2 1XR

BY ORDER OF MOUNTVIEW ESTATES PLC

Tenure
Freehold.

Location
The property is situated on the north side of Dodney Drive, which is located off Blackpool Road (A5085) in Lea, to the west of Preston centre with its shopping facilities and amenities. The resort of Blackpool is to the west. There is a mainline Rail Station in the centre of Preston. The A5085, A6, M55 and M6 Motorways are all close by.

Description
The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. Externally, there are gardens to the front and rear.

A Freehold Semi-Detached Three Bedroom House

Accommodation
Ground Floor – Two Reception Rooms, Kitchen, Store Room, Wet Room/WC
First Floor – Three Bedrooms, Bathroom/WC

To View
The property will be open for viewing every Monday and Wednesday before the Auction between 10.15 – 10.45 a.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor
Messrs Seddons (Ref: PP).
Tel: 0207 725 8000.
Email: paul.pierides@seddons.co.uk

Vacant Possession

VACANT – Freehold House



Stanley

2 Bircham Street, Nr Chester-le-Street County Durham DH9 7AE

Tenure
Freehold.

Location
The property is situated on the east side of Bircham Street, close to its junction with Gale Street. Shops are available along Gale Street, with a more extensive range of facilities being accessible in Stanley town centre approximately 0.7 miles to the north-east. Rail services run from Chester-le-Street Station approximately 6.7 miles to the east. The open spaces of Oakley Park are nearby.

Description
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof.

A Freehold Mid Terrace House subject to a Regulated Tenancy

Accommodation
The property was not internally inspected by Allsop. The following information was obtained from the Rent Register:
Ground Floor – Two Rooms, Kitchen
First Floor – Two Rooms, Bathroom

Tenancy
The property is subject to a Regulated Tenancy paying a registered rent of £87 per week (effective date 5th May 2018).

Seller's Solicitor
Messrs Womble Bond Dickinson (Ref: LMH).
Tel: 0191 279 9139.
Email: lisamarie.hill@wbd-uk.com

Current Rent Reserved
£4,524 per annum

INVESTMENT – Freehold House



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.