

FOR SALE



Hazelgrove Residential Park, Milton Street

2 Bedrooms, 1 Bathroom, Detached Static Home

Auction Guide Price £160,000



**Hazelgrove Residential Park,
Milton Street
2 Bedrooms, 1 Bathroom
Auction Guide Price £160,000**

- No Forward Chain
- Close to High Street
- Peaceful Location
- Close to the Beach
- Through Lounge/Dining/Kitchen



FULL DESCRIPTION For sale by Modern Method of Auction; Starting Bid Price £160,000 plus Reservation Fee. This property is for sale by "Merseyside & Cheshire North Wales Property Auction "powered by iam-sold Ltd"

Looking for a cozy and comfortable static home for sale? Look no further! This stunning static home features two spacious bedrooms, a study, and two beautiful bathrooms.

The master bedroom is a tranquil retreat, complete with ample space for a king-sized bed and a large sliding wardrobe for all your storage needs. The attached master bathroom is a luxurious oasis with large shower.

The second bedroom is perfect for guests also with large storage, and the separate study is ideal for those who work from home or need a quiet space to focus.

The open-concept living area is bright and airy, with four large windows that allow natural light to flood in. The kitchen is a chef's dream, with modern appliances, plenty of counter space leading to the utility.

Outside, you'll find a spacious rap around garden that's perfect for relaxing and enjoying the fresh air. The home also comes with a designated parking space and access to community amenities.

Don't miss out on this opportunity to own your own piece of paradise. Contact us today to schedule a viewing of this fabulous static home!

INTERNALLY

GROUND FLOOR

ENTRANCE HALL uPVC entrance door, ceiling cornice, double panelled central heating radiator, Heckmondwike Hippo entrance flooring leading to carpet hallway.

LOUNGE/DINER 14' 8" x 10' 4" (4.49m x 3.16m) To front and side aspect. Ceiling cornice, carpeted flooring, double panelled central heating radiator and multiple uPVC window.



KITCHEN 8' 0" x 8' 4" (2.46m x 2.55m) To rear aspect. Range of wall, base and drawer units with light cream wood effect fascias, stainless steel inset sink unit, mixer tap, laminate splash backs, laminate work surfaces, gas hob, electric oven, extractor hood, integrated dishwasher, laminate flooring, inset lighting, large uPVC window.

UTILITY ROOM 5' 5" x 9' 1" (1.67m x 2.79m) To rear aspect. Base units with light wood effect fascias, laminate splash backs, laminate work surfaces, integrated washing machine, integrated large fridge-freezer, concealed wall mounted Logic combi C30 gas central heating boiler, small double panelled central heating radiator and uPVC door to the back access.

STUDY To front aspect. Ceiling cornice, carpet flooring, double panelled central heating radiator and uPVC window.

BATHROOM Part clad. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with electric shower over, glazed side screen, extractor, laminate flooring, heated towel rail radiator and uPVC window.

BEDROOM ONE 10' 7" x 9' 2" (3.25m x 2.80m) To rear aspect. Ceiling cornice, full wall fitted wardrobes, central heating radiator and uPVC window with ensuite.

ENSUITE Part clad. White suite comprising: low level WC with push button flush, pedestal wash hand basin, electric walk in shower, extractor, laminate flooring, heated towel rail and uPVC window.

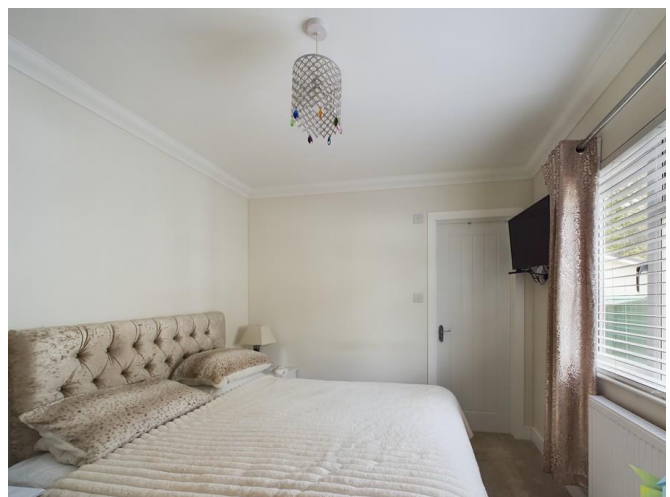
BEDROOM TWO 8' 7" x 9' 8" (2.64m x 2.96m) To front aspect. Ceiling cornice, fitted sliding wardrobes, central heating radiator and uPVC window.

EXTERNALLY

GARDEN The front garden is mainly gravelled with pots. The fence enclosed rear, side and back gardens are part paved and stoned. The side garden area is gated and a variety of shrubs, bushes and plants. Cold water external tap.

PARKING Parking to the side aspect with extra to the front.

LOCAL AREA Both the beach and the historic Victorian town are just a short walk away, making it one of the most popular



parks in the Tingdene collection. The Saltburn coastline is part of the 36 miles of Heritage Coast crowned by dramatic headland and is also a section of The Cleveland Way national trail that runs through beautiful and ever-changing landscapes and scenery. Hazelgrove is a fantastic, community-minded park that has the feel of a traditional village - a wonderful place to live your best retirement life.

PLEASE NOTE This is a retirement living residential park for the over 45's. Pets including cats and dogs are welcome.

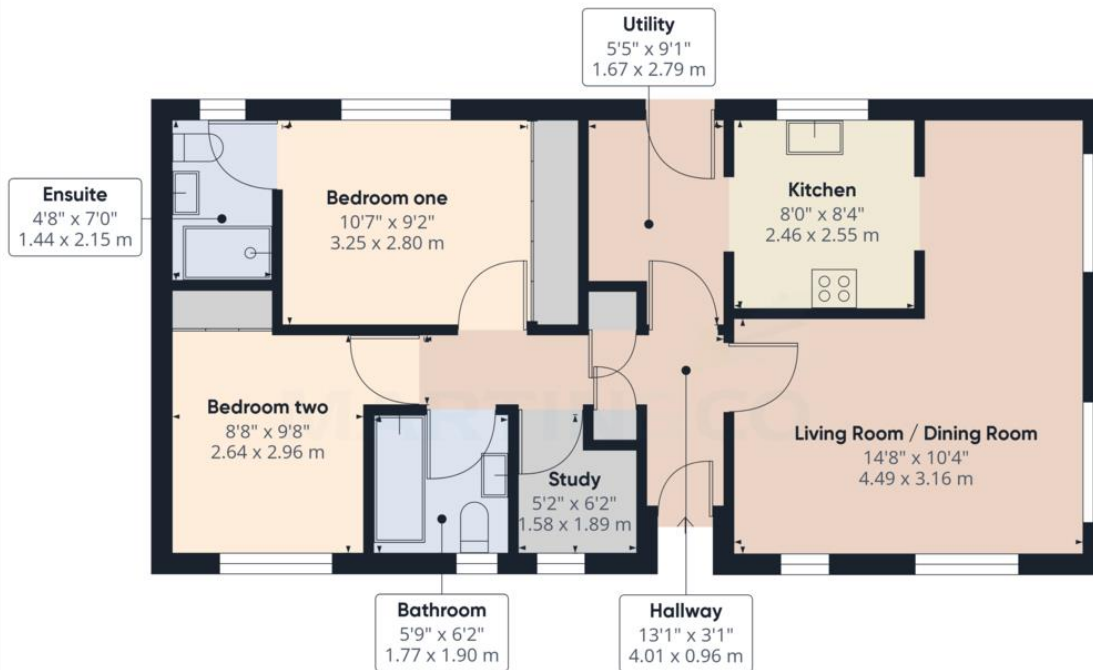
Tenure: Leasehold
Length of lease: in perpetuity
Monthly ground rent : 2024 £187
Ground rent review period (year/month): annually
Annual service charge: N/A
Service charge review period (year/month): N/A
Council tax band: A
Restrictions: Age Restrictions apply. Minimum age of 45.

All the above information is believed to be correct, however, should be confirmed via a legal executive.

AUCTIONER COMMENTS This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc. VAT towards the preparation cost of the pack. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change. **TO VIEW** contact Martin & Co Estate Agents in Guisborough on 01287 631254 or visit www.martinco.com/estate-agents-and-letting-agents/branch/guisborough OR **MAKE A BID** visit IAMSOLD







Approximate total area⁽¹⁾
707.44 ft²
65.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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