



Craigweil Crescent, Stockton-On-Tees, TS19 0DU

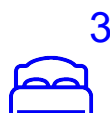
Offered for sale by the MODERN METHOD OF AUCTION.

This 1930s three bedroom semi-detached house with detached garage is available with NO CHAIN. The property briefly comprises of an entrance hall leading to a spacious lounge, dining room with fireplace and patio doors to the rear garden, kitchen and breakfast room. Upstairs you will find three bedrooms, one with fitted wardrobes, a bathroom and separate W/C. This property benefits from gas central heating and is mostly double glazed.

Externally the property has a garden and driveway providing off road parking for one car in front of the detached garage, and to the rear is a large south-east facing garden which enjoys the morning and afternoon sun.

Offering a fantastic refurbishment opportunity and conveniently located near Durham Road with easy access to transport links, shops and schools, this property is ideal for first time buyers, developers, and investors.

Auction Guide £70,000



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HALL

LOUNGE

12'5 x 11'11 (3.78m x 3.63m)

DINING ROOM

11'7 x 12'5 (3.53m x 3.78m)

BREAKFAST ROOM

5'11 x 8'7 (1.80m x 2.62m)

KITCHEN

7'11 x 9'6 (2.41m x 2.90m)

LANDING

BEDROOM ONE

11 x 12'8 (3.35m x 3.86m)

BEDROOM TWO

11'11 x 11'2 (3.63m x 3.40m)

BEDROOM THREE

7'4 x 7'1 (2.24m x 2.16m)

BATHROOM

7'4 x 5'5 (2.24m x 1.65m)

W/C

4'4 x 2'6 (1.32m x 0.76m)

Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

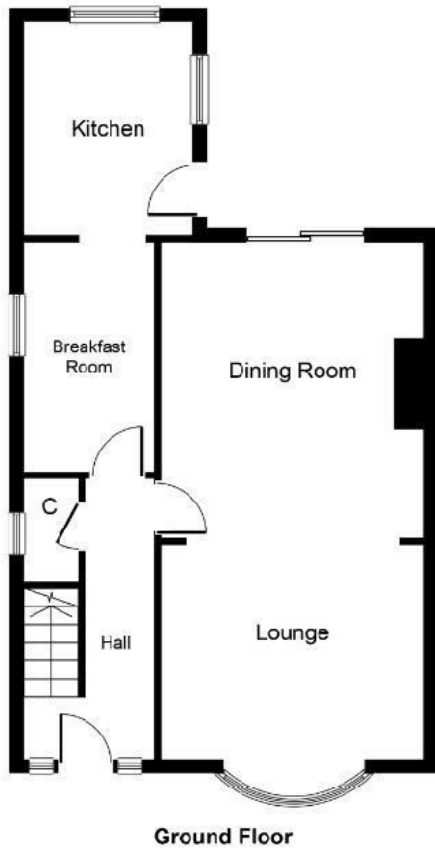
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



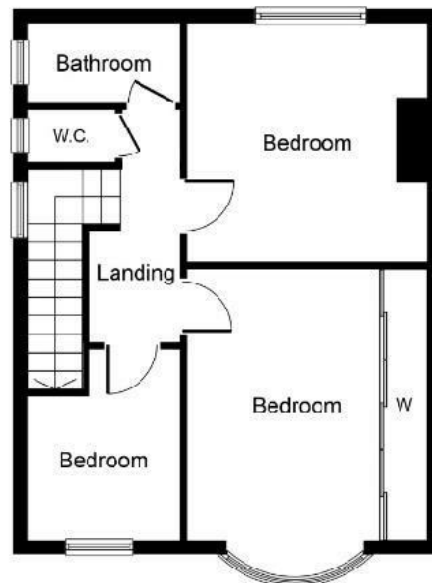
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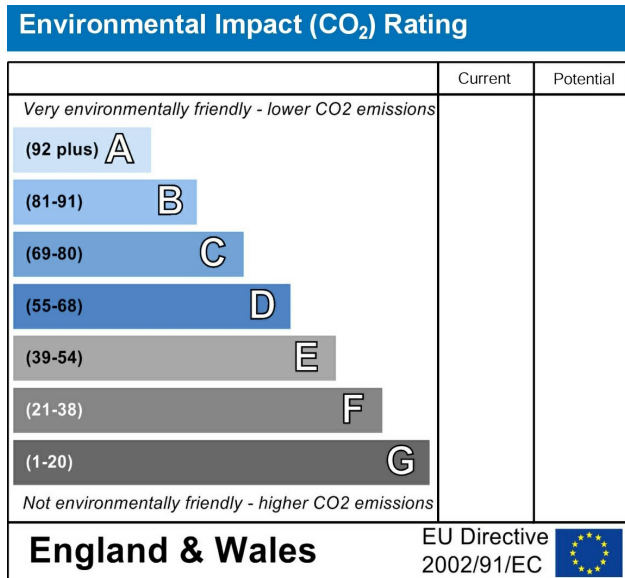
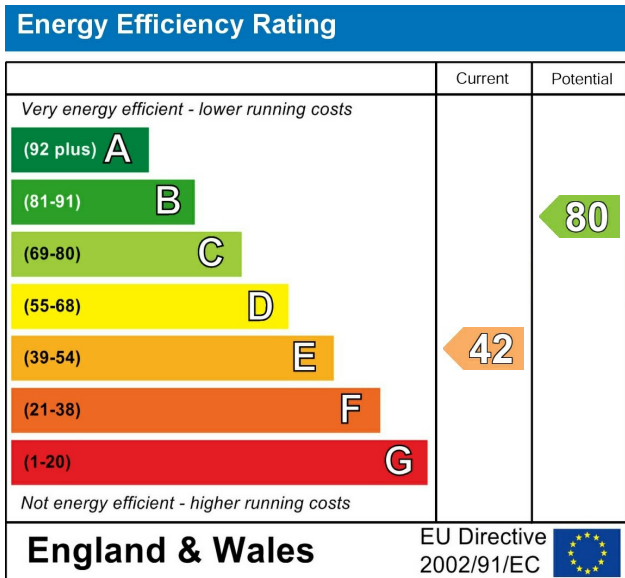


Ground Floor



First Floor

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VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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