



Hanover Court, Norton Stockton-On-Tees

Guide Price £95,000

FREEHOLD

For sale by Secure Sale Online Bidding. Starting bid £99,000 Terms and Conditions apply.

A well presented, ready to move in, bungalow located on this pleasant and quiet cul-de-sac, in a highly sought after location close to many local amenities and well regarded Primary School. The bright and airy accommodation comprises: entrance hall with large walk-in storage cupboard, spacious lounge, L-shaped kitchen/diner with appliances, double bedroom with fitted wardrobes and a shower room. There is a well maintained garden to the front with lawn and shrubs and an enclosed patio garden to the rear. To the side of the property is an additional garden that does not belong to the property and will not form part of the sale but can be used by the owner if maintained. The property is offered with the benefit of full UPVC double glazing and gas central heating from a combi boiler. Early viewing is strongly advised!! Energy Rating: D-63. Council Tax Band: A (£1,634.11).



- For sale by Secure Sale Online Bidding
- One Bedroom End Terrace Bungalow
- Spacious Lounge & L-shaped Kitchen/Diner

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Entrance Hall

UPVC entrance door, meter cupboard, large walk-in storage cupboard with access to via a pull-down ladder, and a radiator.

Lounge

4.03m x 3.53m (13'2" x 11'6")

Front & side aspect UPVC double glazed window, feature fireplace, coving and a radiator.

Kitchen/Diner

3.77m x 3.15m (12'4" x 10'4")

Rear aspect UPVC double glazed window & door, base & wall units with rolled worksurfaces and tiled splashbacks incorporating a stainless steel sink unit & mixer tap, gas cooker with stainless steel extractor hood over, fridge & freezer, washing machine, coving and a radiator.

Bedroom

3.40m x 3.50m (11'1" x 11'5")

Rear aspect UPVC double glazed window, mirrored sliding wardrobes, coving and a radiator.

Shower Room

Front aspect UPVC double glazed window, double cubicle with electric shower, pedestal wash basin, low level WC, tiled splashbacks and a chrome heated towel rail.

Externally

There is a well maintained garden to the front with lawn and

shrubs and an enclosed patio garden to the rear with garden shed containing garden tools.

NOTES

** To the side of the property is an additional garden that does not belong to the property and will not form part of the sale but can be used by the owner if maintained. **

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti



- Front & Rear Gardens • Popular Location, Close to Amenities • No Forward Chain!! • Energy Rating: D-63 • Council Tax Band: A (£1,634.11)

Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'.

The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

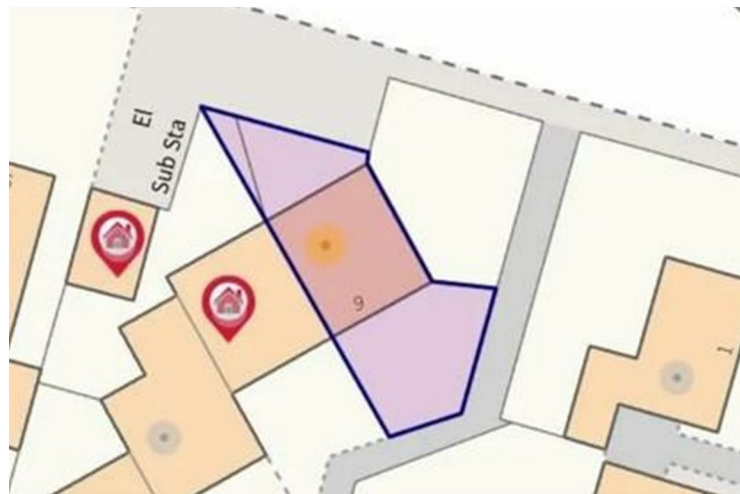
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Auctioneers Additional Comments



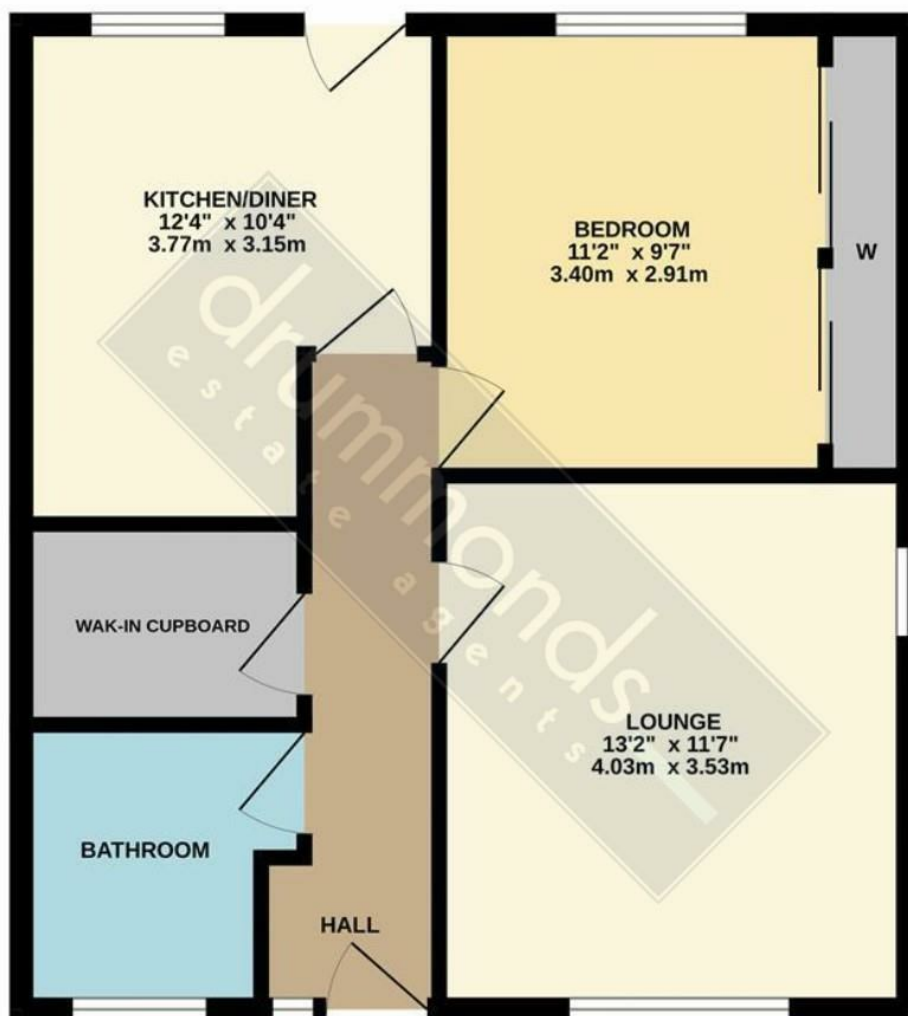




Additional Information

Local Authority - Stockton-on-Tees
Council Tax - Band A
Viewings - By Appointment Only

Floor Area - 570.00 sq ft
Tenure - Freehold



MEASUREMENTS ARE APPROXIMATE. NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	82
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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