



Ledbury Drive  
Middlesbrough

£125,000  
ENERGY RATING: E-42

\*\* Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000 \*\*

Two bedroom semi detached bungalow in need of major modernisation in the sought after location of Brookfield. The living accommodation briefly comprises; Entrance hallway, lounge, dining room, two bedrooms, kitchen and rear porch. There are gardens to the front and rear with a driveway to the side providing off road parking. Energy rating E. Council tax band C £2210.25pa. Viewings by appointment with the Agent.





• Two bedrooms • Semi Detached Bungalow • Two Reception Rooms • In Need Of Refurbishment • Gardens Front & Rear • Driveway • Energy Rating E • Council Tax Band C £2210.25 pa

### Entrance Hallway

Side aspect wooden door to hallway and a radiator.

### Loiunge

Front aspect UPVC double glazed bay window. Feature fireplace with tiled surround and hearth, coving and a radiator.

### Dining Room

Side aspect window. Feature fireplace with tiled surround and hearth.

### Kitchen

Rear aspect window and door to porch.

### Rear Porch

### Bedroom One

Front aspect UPVC double glazed bay window and a radiator.

### Bedroom Two

Rear aspect window, built in cupboards and a radiator..

### Separate WC

Side aspect window, low level WC and part tiled walls.

### Bathroom

Side aspect window, panel enclosed bath, pedestal wash basin and part tiled walls.

### Externally

There is a brick dwarf wall enclosed garden to the front with a gated driveway to the side providing off road parking. To the rear is a private enclosed garden which is mainly lawn.

### AUCTIONEERS ADDITIONAL COMMENTS

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 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



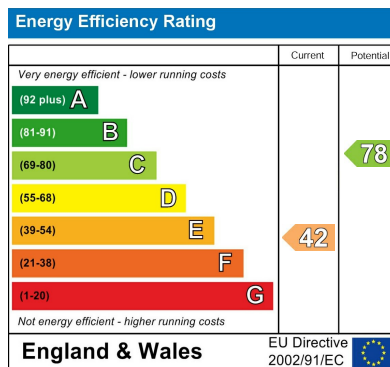
permitting for the property (the lot) to be sold prior to the end of the auction.

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.

Auctioneers Additional Comments - 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.





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

Billingham Sales  
63 Queensway  
Billingham  
TS23 2LU

01642530919  
info@drummondstates.co.uk  
www.drummondstates.co.uk

**drummonds**  
estate agents