



## 9 Knayton Grove

Fairfield, Stockton-On-Tees, TS19 7RW

**Auction Guide £125,000**



Fantastic Opportunity For Cash Buyers To Invest In A Home With Great Potential

For Sale Through The Traditional Auction Method Only Via Our Auction Partner Auction House North East And The Live Stream Auction On 29th October 2024.

\*\*\* This Property Has Noted Shale, And A Report Will Be Added To The Legal Pack In Respect Of This. The Property Has Been Given An Attractive Guide Price To More Than Compensate For Any Such Works Required And Also Opens So Much More Potential. This Is Sure To Be Popular Among All You Cash Buyers. \*\*\*

The Location Is Ideal For Families, With Reputable Schools And Local Amenities Within Easy Reach, Making Daily Life Convenient And Enjoyable. The Property's Generous Bedrooms And Good-Sized Loft Space



**Auction Note:**

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees among others.

**Additional Fees:-**

Buyer's Premium - 1.2% inc VAT of the purchase price, subject to a minimum of £1800 inc VAT, payable on exchange of contracts.

Administration Charge - £1200 inc VAT payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion

Important Notice to Prospective Buyers:

**Note:**

Site Investigation, Shale & Infill Testing:

In-Fill Determination - The Evidence Of A Recent Investigation Dated 2nd July 2024, Indicates That There Is A Risk Of Sulphate Attack To The Slabs Due To Elevated Sulphate Concentrations In The Fill Material. Full Test Results Available Upon Request.

**Location:**

Knayton Grove Can Be Accessed Via Aiskew Grove Or Moulton Grove.

Fairfield Primary School - 4 Minute Drive, 9 Minute Walk

Our Lady & St Bede Catholic Academy - 6 Minute Drive, 20 Minute Walk

Holy Trinity Rosehill CE Primary School - 2 Minute Drive, 9 Minute Walk

Ian Ramsey Church of England School - 4 Minute Drive, 18 Minute Walk

Distance Times As Suggested By Google Maps.

**Entrance Hallway**

Entrance Leads To Lounge, Storage Cupboard & Staircase To The First Floor.

**Lounge**

Open Through To Dining Area, Feature Fireplace, uPVC Double Glazed Bay Window, Radiator.

**Dining Room**

Open Through To Lounge, Door Leading Through To Kitchen, uPVC Double Glazed French Doors To Rear, Radiator.

**Kitchen**

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Space For Appliances, uPVC Double Glazed Window & Door To Rear Garden, Radiator.

**First Floor Landing**

Access To Bedrooms & Bathroom

**Bedroom One**

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

**Bedroom Two**

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

**Bedroom Three**

uPVC Double Glazed Window, Radiator.

**Family Bathroom**

Fitted With A White Suite Comprising: Hand Wash Basin, W/C, Bath With Overhead Shower, uPVC Double Glazed Window, Radiator.

**Loft Space**

Boarded For Storage.

**Attached Garage**

Up & Over Door, Power Supply.

**Energy Efficiency Rating: D**

The Full Energy Efficiency Certificate Is Available On Request.

**Property Information:**

Tenure: Freehold

Local Authority: Stockton Borough Council

Listed Status: Not Listed

Conservation Area: No

Tree Preservation Orders: None

Tax Band: C

Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.

Broadband Delivered To The Property: Cable

Non-Standard Construction: Believed To Be Of Standard Construction

Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of

Flooding Issues In The Last 5 Years: None

Accessibility: Two Storey Dwelling. No Accessibility Modifications

Cladding: None

Planning Issues: None Which Our Clients Are Aware Of

Coastal Erosion: None

Coal Mining In The Local Area: None

**Disclaimer**

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Floor Plans



## Energy Efficiency Graph

