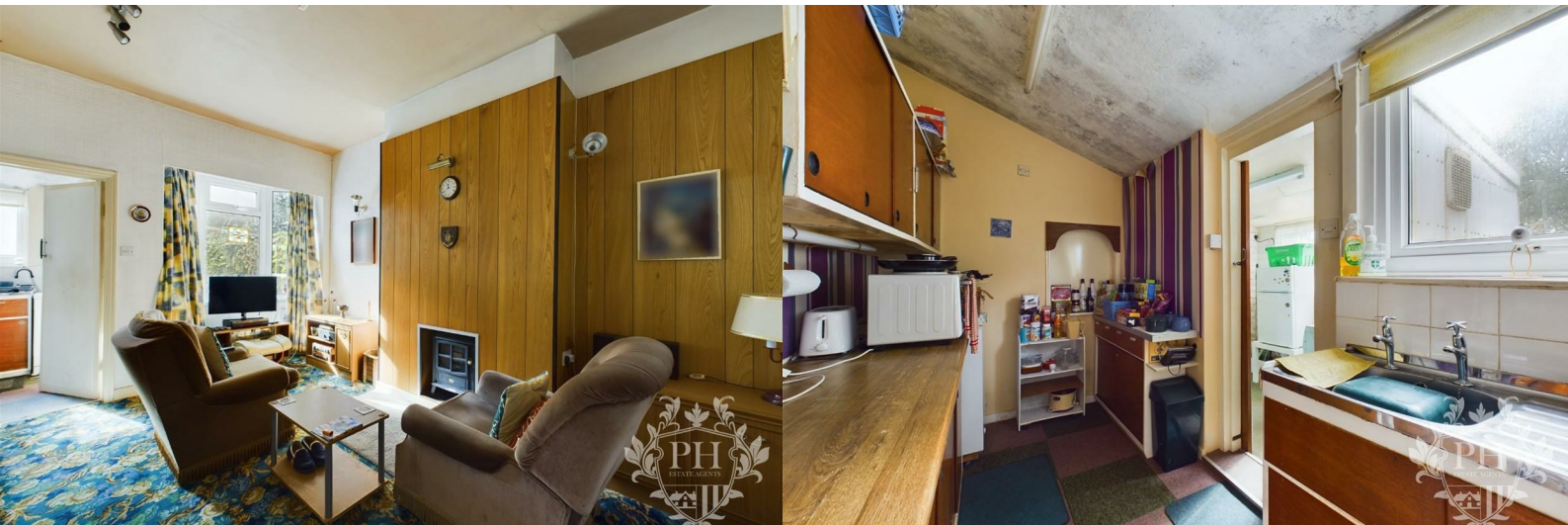




# 15 Chestnut Avenue

, Redcar, TS10 3PB

By Auction £110,000



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## HALLWAY

Entering through a composite glazed door from the side aspect of the property is a large hallway which gains access to the reception room, three spacious bedrooms and bathroom.

## RECEPTION ROOM

The reception room is set to the rear of the property providing adequate space for a three piece suite and storage units with ease. This room benefits from a window, radiator and fire.

## KITCHEN

The kitchen comprises an array of wall, base and drawer units with a light worktop to contrast. From the kitchen you'll access the utility/ storage area which leads into the rear garden.

## BEDROOM ONE

The first bedroom is located to the front of the property providing the perfect amount of space for a double bed and storage whilst still ensuring a minimal look.

## BEDROOM TWO

The second bedroom is also set to the front aspect of the property and provides enough space for a double bed and smaller storage units

## BEDROOM THREE

The third bedroom is the smallest of the three providing the space for a single bed and smaller storage units

## BATHROOM

The bathroom comprises a paneled bath, hand basin and low level w/c

## EXTERNAL

The property offers on-street parking, front garden and rear.

## AUCTION INFORMATION

'Auctioneers 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).

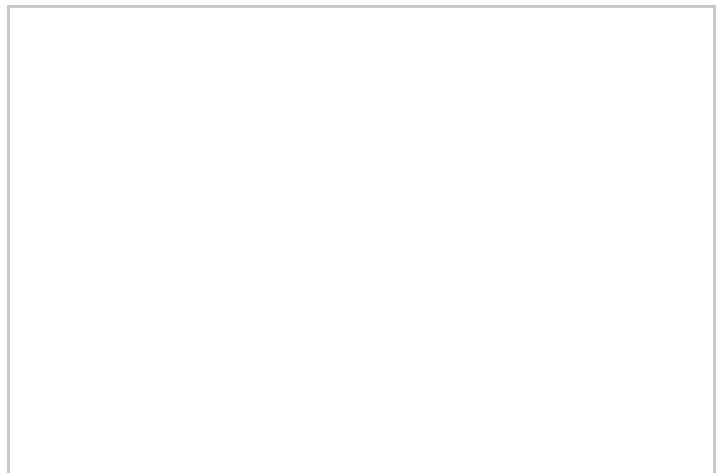
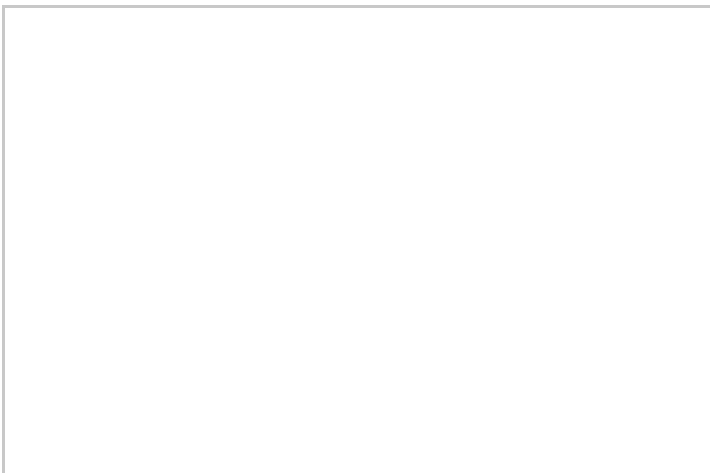
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 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.'



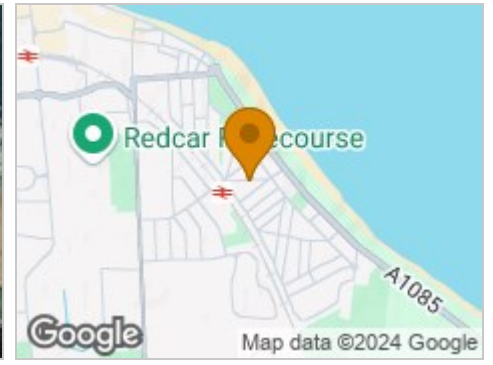
## Road Map



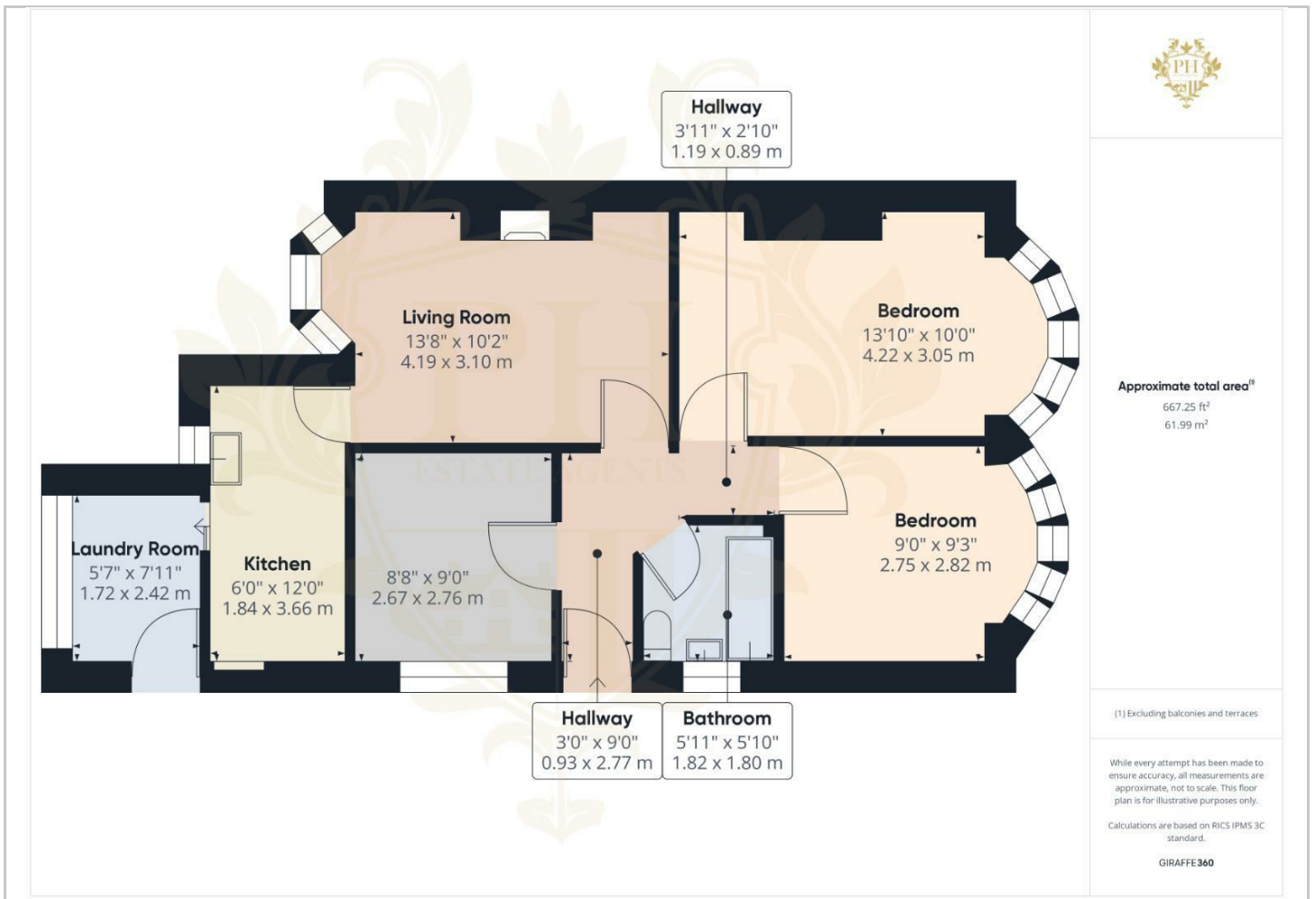
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.