



**Tibbersley Avenue, Billingham, TS23 1JP**

**welcome to**

## **Tibbersley Avenue, Billingham**

Attention Investors!! A really spacious, three bedroom semi detached family home, conveniently located with a whole host of local conveniences, bus route and school just around the corner. No forward chain.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Hall**

Entered via double glazed door to side, stairs to first floor, built in understair storage cupboard, radiator, doors to dining room and lounge.

### **Lounge**

13' 9" x 11' 9" ( 4.19m x 3.58m )  
Double glazed window to front, wall mounted electric fire and radiator.

### **Dining Room**

10' 7" (Maximum) x 10' 4" (Not including bay) ( 3.23m (Maximum) x 3.15m (Not including bay) )  
Double glazed bay window to front and radiator.

### **Kitchen**

11' 10" x 5' 10" ( 3.61m x 1.78m )  
Double glazed window to rear, white wall and base units with rolled edge working surfaces, part tiled walls, stainless steel sink/drainer with mixer tap, plumbing for washing machine and door to rear lobby.

### **Rear Lobby**

Double glazed door to rear and door leading to cloakroom.

### **Cloakroom**

Low level low flush WC, double glazed window to rear and radiator.

### **Landing**

Split level staircase with handy built in storage cupboard, loft access and double glazed window to side.





### **Bedroom 1**

12' 4" (Maximum including wardrobes) x 11' 8" ( 3.76m (Maximum including wardrobes) x 3.56m )  
Double glazed window to front, fitted wardrobes in alcoves housing Baxi combi boiler, fitted wardrobes, over bed storage and radiator.

### **Bedroom 2**

10' 9" (Maximum into alcove) x 10' 6" ( 3.28m (Maximum into alcove) x 3.20m )  
Double glazed window to front and radiator.

### **Bedroom 3**

9' 2" (Maximum inc entrance) x 7' 4" ( 2.79m (Maximum inc entrance) x 2.24m )  
Double glazed window to rear and radiator.

### **Bathroom**

Double glazed window to rear, panel bath with shower over, pedestal wash hand basin, low level low flush WC, part tiled walls and radiator.

### **Externally**

#### **Front Garden**

Low maintenance paved front with parking and gated access to:

#### **Rear Garden**

Enclosed rear garden, good size, laid to lawn and useful built in storage.



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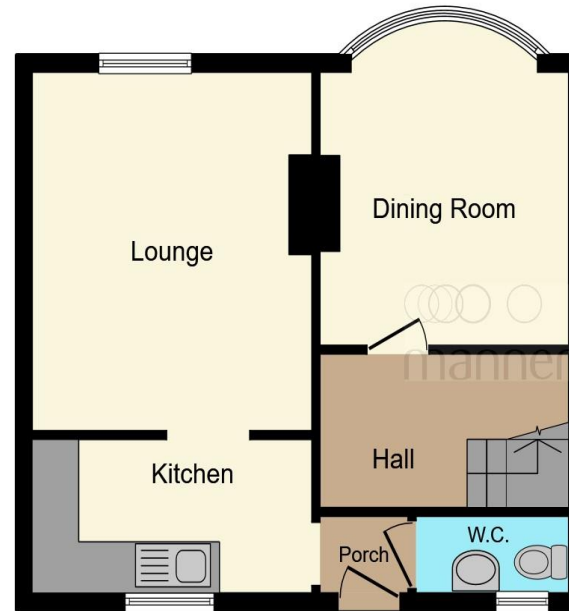
## Tibbersley Avenue, Billingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO FORWARD CHAIN
- EXCELLENT INVESTMENT

Tenure: Freehold EPC Rating: E

guide price

**£60,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
BIL108811 - 0004

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manners & harrison



**01642 555888**



[Billingham@mannersandharrison.co.uk](mailto:Billingham@mannersandharrison.co.uk)



2 Town Square, BILLINGHAM, Cleveland, TS23 2LY



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)