



**Finchale Avenue, Billingham, TS23 2EB**

**welcome to**

## **Finchale Avenue, Billingham**

Attention Investors. Occupying a corner position, in a popular location, is this spacious, three bedroom, semi-detached home. Outside there's a walled garden to the front, driveway, and further lawned area to the side. The driveway leads through double gates, to a carport and brick-built workshop.

### **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 Porch**

Double glazed UPVC construction, Double glazed door into entrance hall.

### **Entrance Hall**

Stairs to first floor, under stairs storage cupboard, radiator, door to lounge and kitchen.

### **Lounge**

12' 7" (Into alcove) x 12' 5" ( 3.84m (Into alcove) x 3.78m )  
Double glazed window to front, wall lights, feature stone fireplace, radiator.

### **Kitchen**

9' 6" (Maximum) x 9' 2" ( 2.90m (Maximum) x 2.79m )  
Wall and base units with rolled edge working surfaces, 1 1/1 sink/drainers with mixer tap, built in under stairs storage cupboard, plumbing for wash machine, double glazed window to rear, double glazed door to side, wall mounted baxi combi boiler, door leading to:

### **Dining Room**

9' 6" x 9' 3" ( 2.90m x 2.82m )  
Double glazed window to rear, radiator.

### **First Floor Landing**

Double glazed window to side, loft access, built in storage cupboard.

### **Bedroom 1**

10' 11" (Not inc recess) x 9' 10" (Not inc entrance) ( 3.33m (Not inc recess) x 3.00m (Not inc entrance) )  
Double glazed window to front, radiator.

### **Bedroom 2**

10' 9" (Not inc entrance) x 9' 6" (Maximum) ( 3.28m (Not inc entrance) x 2.90m (Maximum) )  
Double glazed window to rear, radiator.





### **Bedroom 3**

8' 8" (Maximum) x 7' 9" (Maximum) ( 2.64m (Maximum) x 2.36m (Maximum) )

Built in storage cupboard, double glazed window to front, radiator.

### **Bathroom**

Two double glazed windows to rear, panel bath with shower over, pedestal wash hand basin, low level low flush, part tiled walls, grey heated towel rail.

### **Externally**

#### **Front Garden**

Walled to front, lawned garden, driveway and double gates to car park, brick built workshop.

#### **Rear Garden**

Gated access to rear garden, patio area, concrete area, garden shed.

#### **Agents Note:**

We have been informed that the solar panels are owned out right, purchased from Solarstyle UK - we ask that all interested parties make the necessary enquiries and satisfy themselves in this regard and seek further guidance from your conveyancer.



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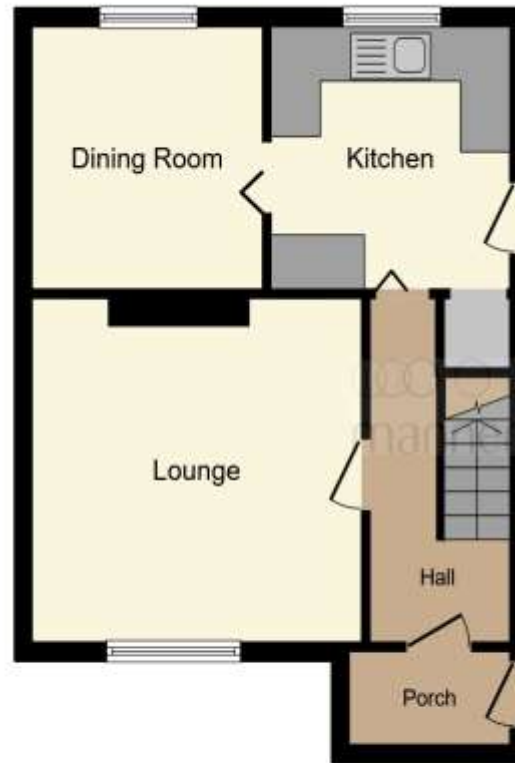
## Finchale Avenue, Billingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ATTENTION INVESTORS
- CORNER PLOT

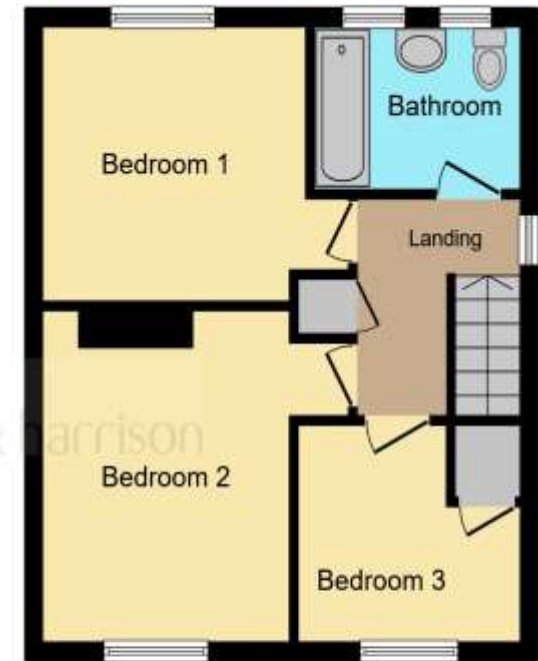
Tenure: Freehold EPC Rating: C

guide price

**£100,000**



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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