



Wingate Avenue, Billingham TS23 3PP

welcome to

Wingate Avenue, Billingham

Offering fantastic potential is this spacious, two bedroom, link detached bungalow, in need of refurbishment throughout, therefore perfect for investors or first time buyers looking to personalise their home!

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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 door to front, tiled flooring, internal door to inner hallway.

Inner Hallway

Wall lights, loft access, doors to bathroom, lounge and bedroom 1 & 2, radiator.

Lounge

17' 3" reducing to 10'10 x 17' 6" max (5.26m reducing to 10'10 x 5.33m max)

L shaped, double glazed window to rear, two radiators, door to kitchen.

Kitchen

9' 4" x 8' 8" (2.84m x 2.64m)

Wall and base units with working surfaces, stainless steel sink and double drainer, space for cooker, fridge freezer, plumbing for washing machine part tiled walls, double glazed window to rear, door to side, vaillant wall mounted boiler.

Bedroom 1

12' 6" (max inc robes) x 10' 9" (max) (3.81m (max inc robes) x 3.28m (max))

Double glazed window to front, radiator, fitted wardrobes.

Bedroom 2

9' 4" x 9' 4" (2.84m x 2.84m)

Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, panel bath, low level low flush WC, radiator, plumbing for sink.

Externally Front Garden

Driveway to front leading to single garage.

Rear Garden

Enclosed, garden shed, workshop, greenhouse.

Garage

Up and over style door to front, personnel door to rear, window to rear.





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ATTENTION INVESTORS
- AMAZING FIRST TIME BUY

Tenure: Freehold EPC Rating: E
Council Tax Band: C

guide price

£90,000



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Property Ref:
BIL109278 - 0002

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01642 555888



Billingham@mannersandharrison.co.uk



2 Town Square, BILLINGHAM, Cleveland, TS23
2LY



mannersandharrison.co.uk