



**Blakeston Road, Billingham, TS23 3JL**



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## **Blakeston Road, Billingham**

This three-bedroom semi-detached family home offers great potential and is perfect for those looking to renovate and add value.

### **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 Hall**

Wooden and glazed door and window to front, stairs to first floor, built in under stairs storage cupboard, dado rail, doors to lounge, kitchen and diner.

### **Lounge**

16' 11" x 13' 1" max ( 5.16m x 3.99m max )

Double glazed bay window to front, coved cornicing, radiator, wall lights, gas fire and surround with feature brickwork.

### **Kitchen/Diner**

16' 11" (max) x 10' (max) ( 5.16m (max) x 3.05m (max) )  
White wall and base units with contrasting working surfaces, part tiled walls, white sink and draining board with mixer tap, space for cooker, space for under counter fridge, plumbing for washing machine, single glazed window to side, double glazed bow window to front, radiator, space for dining table, door to rear lobby.

### **Rear Lobby**

Door to rear, door to useful storage area.

### **Landing**

Loft access, two built in storage cupboard (1 housing combi boiler)

### **Bedroom 1**

13' 3" (max) x 11' 2" (max) ( 4.04m (max) x 3.40m (max) )  
Double glazed window to front, built in storage cupboard, radiator.

### **Bedroom 2**

11' 2" x 10' 1" ( 3.40m x 3.07m )  
Double glazed window to front, radiator, built in storage cupboard.

### **Bedroom 3**

9' 11" x 7' 10" ( 3.02m x 2.39m )  
Single glazed window to rear.

### **Bathroom**

Panel bath, wash hand basin, part tiled walls, double glazed window to side.





### **Separate Wc**

Low level low flush WC, single glazed window to rear.

### **Front Garden**

Lawned garden to front with driveway, leading to gated access to rear garden,

### **Rear Garden**

Further hardstand, leading to garage, enclosed rear garden, outside tap.



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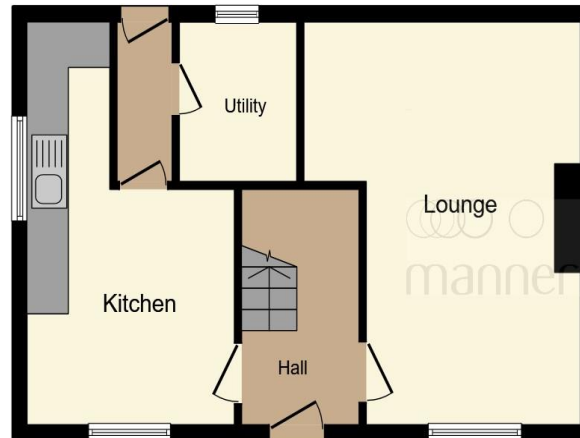
## Blakeston Road, Billingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SEMI-DETACHED HOME
- THREE BEDROOMS

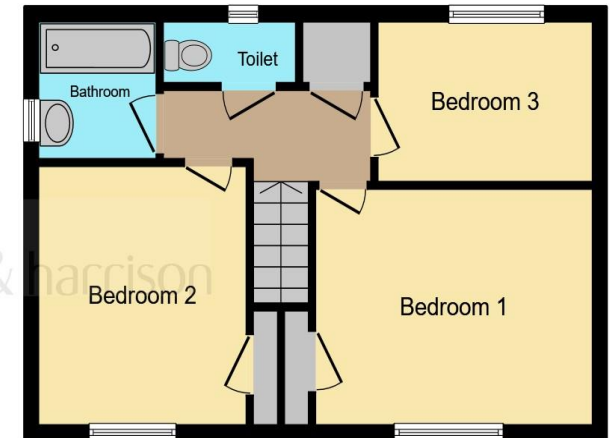
Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£80,000**



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:  
BIL109205 - 0002

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