



Mayfield Crescent, Eaglescliffe Stockton-On-Tees TS16 0NH

welcome to

Mayfield Crescent, Eaglescliffe Stockton-On-Tees

This well-presented three-bedroom semi-detached family home is located in the highly desirable area of Eaglescliffe, offering a perfect blend of comfort and convenience.

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.

Main Hallway

UPVC double glazed door to front, radiator, stairs to first floor, under stair storage

Reception Room 1

12' 2" max x 16' 4" max (3.71m max x 4.98m max)
UPVC double glazed window to front, electric fire

Reception Room 2

9' x 10' 3" (2.74m x 3.12m)
UPVC double glazed window to rear, radiator

Kitchen

8' max x 14' 1" max (2.44m max x 4.29m max)
UPVC double glazed window to rear, door to side, range of wooden wall and base units with contrasting laminate working surfaces, single stainless steel sink with double drainer, plumbing for washing machine, recess for free standing oven, recess for single door fridge freezer, tiled splash back

Landing

UPVC double glazed window to side, loft hatch access, two storage cupboards

Bedroom 1

11' 10" x 12' 2" (3.61m x 3.71m)
UPVC double glazed window to front, radiator, built-in double door wardrobes

Bedroom 2

11' 10" x 10' 5" (3.61m x 3.17m)
UPVC double glazed window to rear, radiator, built-in storage cupboard

Bedroom 3

9' 3" x 6' 10" (2.82m x 2.08m)
UPVC double glazed window to front, radiator

Wc

Low level WC, half tiled walls, UPVC double glazed window to side

Bathroom

Two piece bathroom suite, pedestal mounted wash hand basin, panel bath with individual taps, electric



shower, floor to ceiling wall tiles, UPVC double glazed window to rear

Front Garden

Driveway

Rear Garden

Concrete seating area, footpath, mature borders, lawned area, shed, personel door to garage

Garage

Aluminium double glazed windows, up and over door



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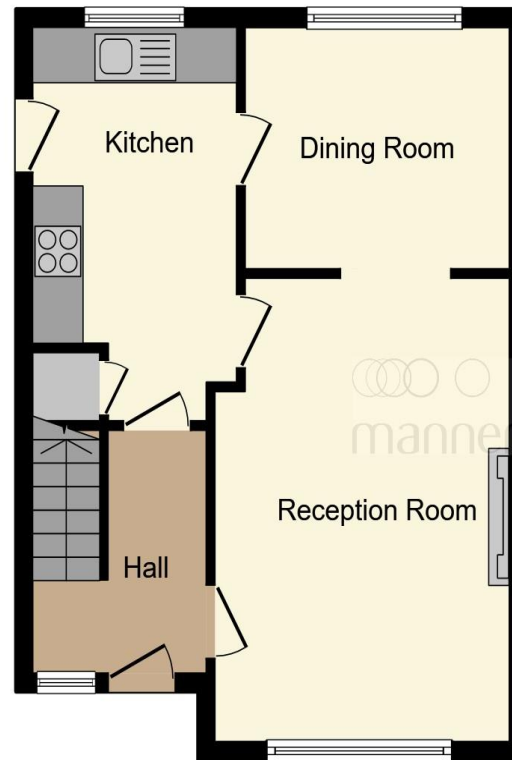
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FRONT AND REAR GARDENS
- OFF-STREET PARKING

Tenure: Leasehold EPC Rating: Awaited

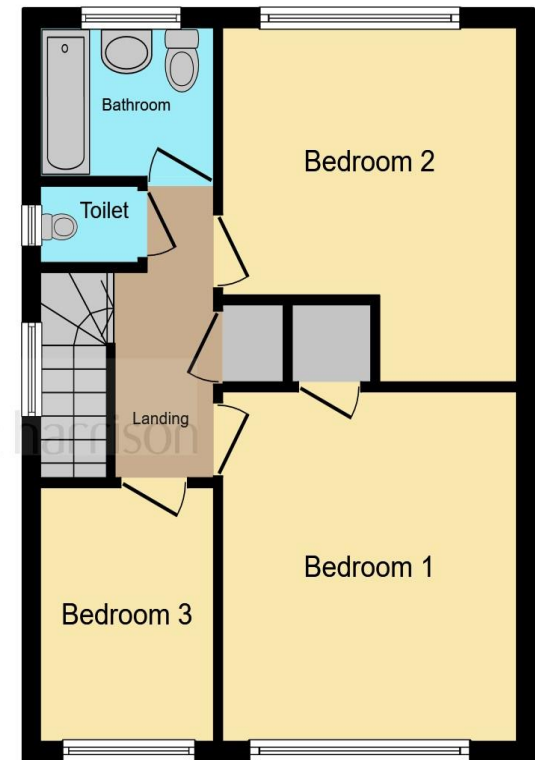
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£150,000



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

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Property Ref:
STO114367 - 0002

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