



Harrowgate Lane, Stockton-On-Tees TS19 8UD

welcome to

Harrowgate Lane, Stockton-On-Tees

Set in a popular location, this inviting semi-detached home offers generous space inside and out, with a layout that's perfect for modern family living and entertaining.

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

UPVC door to front, radiator, stairs to first floor

Lounge

12' 6" x 13' 9" (3.81m x 4.19m)

Two windows to front, feature fireplace, radiator

Dining Room

10' 4" x 8' 3" (3.15m x 2.51m)

Radiator, double french doors to rear

Kitchen

11' x 7' 2" (3.35m x 2.18m)

Range of wall & base units, sink with drainer, recess for appliances, oven with gas hob and extractor fan, splash back, boiler, window to side

Bedroom 1

15' 4" x 8' 8" (4.67m x 2.64m)

Window to front, radiator

Bedroom 2

9' 3" x 9' 1" (2.82m x 2.77m)

Window to rear, radiator

Bedroom 3

10' 5" x 6' 7" (3.17m x 2.01m)

Window to front, radiator

Bathroom

Low level W/C, wash hand basin, bath with overhead shower, splashback, window to rear

Rear Garden

Patio area with decking, access to garage





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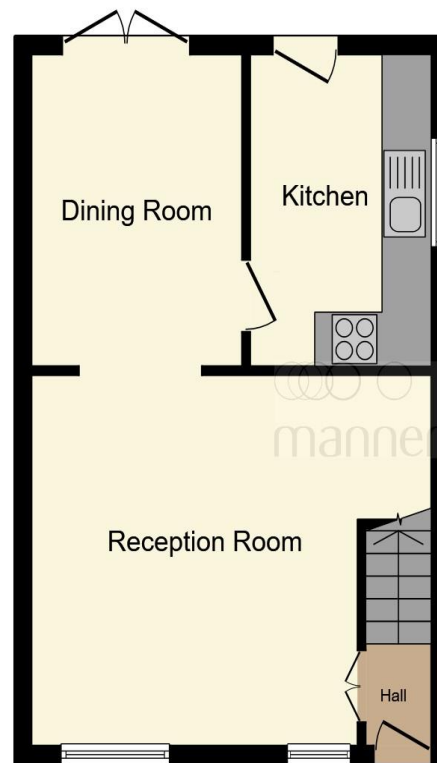
Harrowgate Lane, Stockton-On-Tees

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FEATURE FIREPLACE
- OPEN PLAN LOUNGE/DINER

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

guide price

£110,000



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:
STO115293 - 0002

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