



The Vale, Stockton-On-Tees TS19 0XL

welcome to

The Vale, Stockton-On-Tees

Spacious 4-bed detached dormer bungalow on sought-after The Vale, Stockton-On-Tees. Offers great potential with open-plan kitchen/living area, en-suite, shower room, driveway, garage, and private rear garden. Close to schools, amenities, and transport. Early viewing advised.

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.

Lounge

14' x 26' 6" (4.27m x 8.08m)

Window to rear, radiator

Kitchen

23' 4" x 12' 2" (7.11m x 3.71m)

Boiler, splash back, range of wall and base units, wash hand basin

Bedroom 1

Window to rear, radiator

En Suite

Low level WC, radiator, shower, wash hand basin with vanity unit, window to side, splash back

Bedroom 2

Window to rear, window to side, radiator

Bedroom 3

Window to front, radiator

Bedroom 4

Window to front, radiator

Bathroom

Walk-in shower, towel rail, window to rear, wash hand basin, low level WC, splash back

Rear Garden

Patio, shed





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

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

guide price

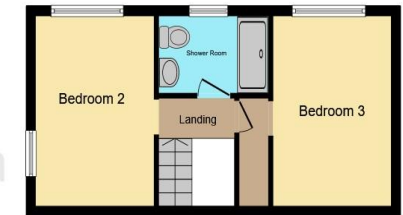
£200,000



Lower Ground Floor



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:
STO115418 - 0002

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manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



23 High Street, STOCKTON-ON-TEES,
Cleveland, TS18 1SP



mannersandharrison.co.uk