



Breck Bank

Ollerton



Auction Guide Price £90,000

(Chadwells
Estate & Letting Agents





Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Semi Detached Three Bedroom Property.....





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Welcome

Chadwells offer this three bedroom semi detached house which is located close to local amenities including shops, schools and transport links. Internally the property briefly comprises lounge and kitchen/diner to the ground floor with the first floor housing three good sized bedrooms, family bathroom and separate W/C. Externally the property benefits from a low maintenance front garden which is fenced and mainly laid to lawn. Off road parking and a fully enclosed garden to the rear. Viewings are a must on this property. Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid ***** This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.



Step inside...

Entrance Hallway *5' 11" x 10' 7" (1.80m x 3.22m)*
UPVC door to front leading to hallway with carpet flooring, radiator and stairs leading to first floor.

Lounge *14' 3" x 10' 9" (4.34m x 3.27m)*
Having carpet flooring, brick surround fireplace, radiator, ceiling light and uPVC window to front aspect.

Kitchen/Diner *14' 3" x 9' 1" (4.34m x 2.77m)*
uPVC window to rear aspect, gas fire, radiator and ceiling light. Doors leading to pantry and rear porch.

First Floor Landing *6' 6" x 8' 1" (1.98m x 2.46m)*
Having carpet flooring, ceiling light and access to the loft.

Bedroom 1 *13' 2" x 9' 11" (4.01m x 3.02m)*
Having carpet flooring, built in storage cupboard, radiator and UPVC window to rear.

Bedroom 2 *9' 10" x 10' 10" (2.99m x 3.30m)*
Having carpet flooring, radiator and UPVC window to front.

Bedroom 3 *10' 7" x 6' 10" (3.22m x 2.08m)*
Having carpet flooring, radiator and UPVC window to front aspect.

Family Bathroom *5' 2" x 5' 5" (1.57m x 1.65m)*
Vinyl flooring, ceiling light, radiator, white bath, white pedestal sink and obscure window to rear aspect.

W/C *2' 7" x 5' 5" (0.79m x 1.65m)*
Vinyl flooring, ceiling light, low flush w/c and obscure window to rear aspect.

Externally
Externally the property benefits from a low maintenance front garden which is fenced and mainly laid to lawn. Off road parking and a fully enclosed garden to the rear with brick build shed for storage.

Score	Energy rating	Current	Potential
92+	A	83 B	84 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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