



St Michaels Close, Billingham
Guide Price: £210,000



- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'
- Detached Family Home
- Three Bedrooms
- SOUTH FACING Rear Garden
- Popular Village Location
- Freehold
- EPC rating D



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £220,000. Auction ends at 13:00 on 14th November 2024.

Located in the popular village of Billingham is this Three Bedroom Detached Family Home offered for sale with NO ONWARD CHAIN. Boasting generous sized rooms throughout with a South Facing Garden, the property is set on a quiet estate within close walking distance of the village amenities. In full the property comprises; Entrance Hall, Lounge Diner, Kitchen, Separate Dining Room, Cloakroom, Three Bedrooms, Family Bathroom and a larger than average Single Garage. An early viewing is highly recommended to fully appreciate the size, standard and location of property on offer.

Entrance Hall

With part glazed door to front, stairs leading to 1st floor and under stairs storage cupboard.

Lounge Diner

3.84m x 7.33m (12'7" x 24'0")

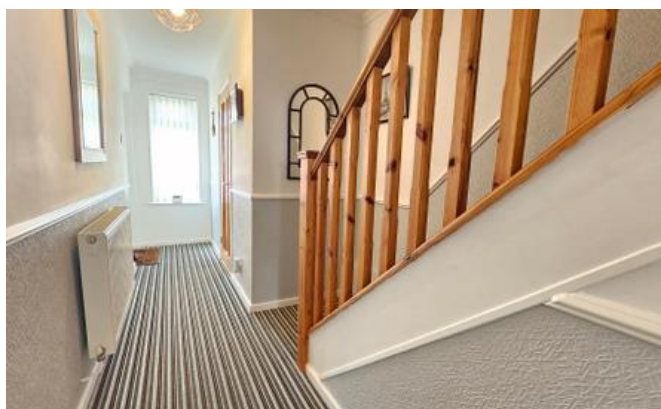
With electric fire place, TV and BT point, French Doors to garden, window to front aspect and radiator.

Kitchen

2.98m x 2.67m (9'10" x 8'10")

With a range of base and eye level units with work surface over, freestanding oven with electric hob and extractor hood over, sink with drainer and mixer tap, under counter fridge, dishwasher, window overlooking the garden, radiator and opening to:





Dining Room

3m x 2.67m (9'10" x 8'10")

With riled flooring, part glazed door to garden, window overlooking the garden, door to garage and radiator.

Garage

3.78m x 5.86m (12'5" x 19'2")

With electric garage door, electric and lighting and door through to Dining Room.

Cloakroom

With hand wash basin set in vanity unit with cupboards under, low level wc, window to front aspect and radiator.

Landing

With stairs taken from Entrance Hall, access to loft and storage cupboard.

Bedroom One

2.96m x 3.68m (9'8" x 12'1")

With window to rear aspect and radiator.

Bedroom Two

2.96m x 3.52m (9'8" x 11'6")

With window to front aspect and radiator.

Bedroom Three

2.75m x 2.3m (9'0" x 7'6")

With window to front aspect and radiator.

Bathroom

Three piece suite with modern units, P shaped bath with electric shower over, hand wash basin, low level wc, airing cupboard, window to side aspect and radiator.

Outside

The front of the property offers ample parking on the block paved driveway, further laid to lawn with side access to rear.

The SOUTH FACING rear garden is well presented, offering a generous sized patio area, further laid to lawn with flowers and shrubbery, shed included in sale, outside tap and lighting with timber fence surround.

Auctioneers Comments

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.

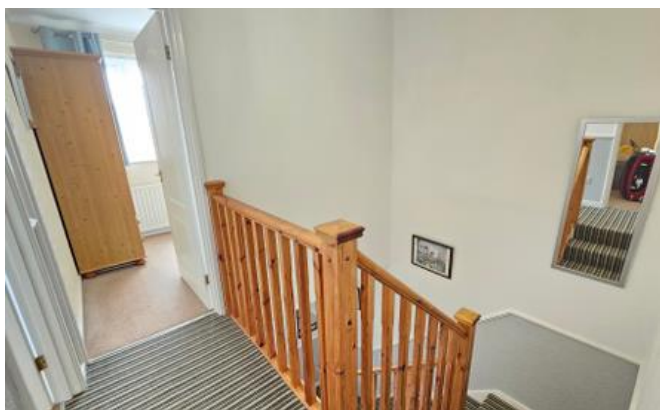
Auctioneers Comments

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.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.





Auctioneers Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Financial Services

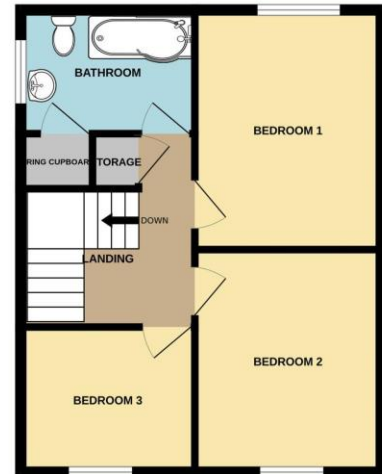
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 4 Southgate, Sleaford, NG34 7RZ.

Floorplan

GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



Newton Fallowell Sleaford

01529 309 209
sleaford@newtonfallowell.co.uk