



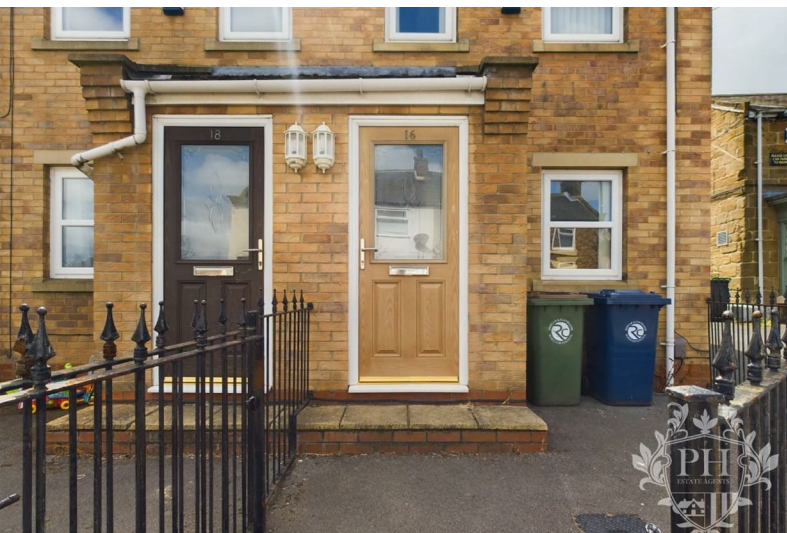
PH ESTATE AGENTS



## 16 High Street

, Lazenby, TS6 8DX

Auction Guide £65,000



# 16 High Street

, Lazenby, TS6 8DX

Auction Guide £65,000



## ENTRANCE HALLWAY

6'9 x 2'5 (2.06m x 0.74m)

This delightful home boasts a welcoming double-glazed composite door that opens into an inviting entrance hallway, featuring wood flooring and a central heating radiator. The hallway provides access to stairs leading to the first floor and an internal door to the reception room.

## RECEPTION ROOM

13'9 x 11'4 (4.19m x 3.45m)

The reception room, situated at the front of the house, continues the theme of wood flooring and is tastefully decorated with neutral tones and a striking feature wallpaper wall. A large uPVC double-glazed window allows natural light to flood the room, with a central heating radiator positioned beneath for added comfort.

## KITCHEN

7'8 x 11'3 (2.34m x 3.43m)

At the rear of the property, the modern kitchen is equipped with stylish base, wall, and drawer units. It includes integrated appliances such as an oven, hob, and extractor fan, complemented by uPVC windows. A central heating radiator and the boiler are also located in the kitchen, ensuring warmth and efficiency. A rear uPVC door provides convenient access to the low-maintenance garden.

## LANDING

14 x 5'1 (4.27m x 1.55m)

The landing, with its central heating radiator and bright uPVC double-glazed window to the front elevation, offers access to two bedrooms and the family bathroom, ensuring plenty of natural light throughout.

## BEDROOM ONE

7'8 x 10'6 (2.34m x 3.20m)

Bedroom one, located at the rear, features carpeting and neutral wall colours, creating a serene atmosphere. It includes a uPVC window and a central heating radiator, ensuring comfort and style.

## BEDROOM TWO

7'7 x 5'10 (2.31m x 1.78m)

Bedroom two, the smaller of the bedrooms, is at the front of the home. It features a double-glazed uPVC window, central heating radiator, and carpeting, all in a neutral colour scheme.

## FAMILY BATHROOM

6 x 5'11 (1.83m x 1.80m)

The family bathroom is designed for modern living with a three-piece suite comprising a toilet, basin, and bath with an overhead electric shower and glass partition screen. The room is finished with contemporary wall and ceiling cladding for easy maintenance and includes a chrome ladder-style towel warmer.

## LANDING

2'10 x 2'5 (0.86m x 0.74m)

The carpeted landing leads to the top floor, where the spacious master bedroom awaits.

## BEDROOM THREE

18'10 x 8'7 (5.74m x 2.62m)

Measuring over 18 feet long by 8 feet 7 inches, this large room is carpeted and includes a substantial central heating radiator. A double-glazed window to the front and an inbuilt storage cupboard to the rear add to its appeal.

## EXTERNAL

Externally, the property is secured with a metal fence at the front and features an enclosed, low-maintenance paved yard at the rear. This wonderful family home is ideal for those seeking modern convenience, ample space, and tasteful decor in a well-maintained property. Don't miss the opportunity to make this charming house your new home.

## AUCTION INFORMATION

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

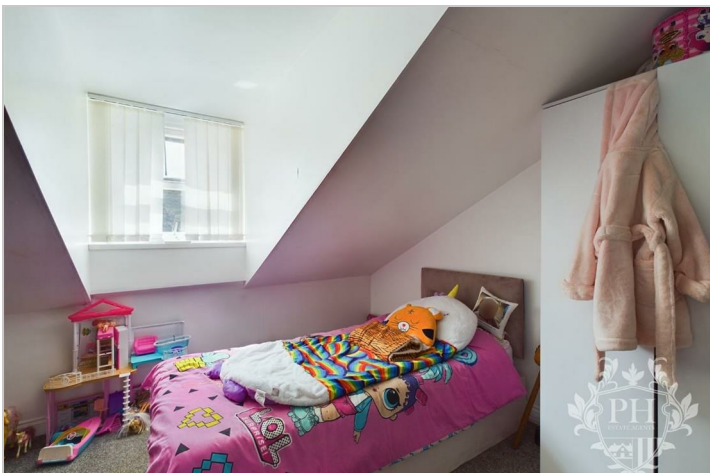
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.