



## 35 Imperial Crescent

, Stockton-on-tees, TS20 2ER

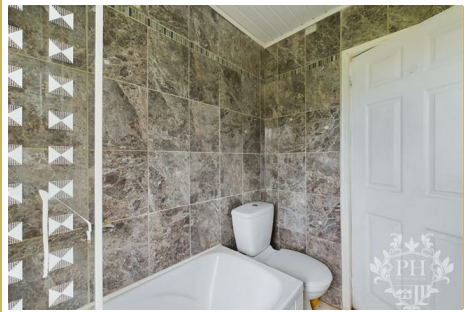
Auction Guide £70,000



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## IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

• All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.

• Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.

• Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.

• We reserve the right to amend or withdraw this property from the market at any time without notice.

• Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.

• By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.

• Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

• All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.

## AUCTION INFORMATION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in

Tel: 01642 462153



which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### HALLWAY

4'8" x 3'9" (1.42m x 1.14m)

As you step through the double-glazed door from the front garden, you are greeted by a bright and airy hallway. This welcoming space serves as a gateway to the inviting reception room and the staircase leading to the first floor.

### RECEPTION ROOM

The reception room is set to the front of the property and provides ample space for a three piece suite and larger furniture with ease. This room benefits from a UPVC double glazed window, radiator and gains access to the dining room.

### DINING ROOM

10'7" x 10'4" (3.23m x 3.15m)

The dining room is set to the rear of the property and provides ample space for a family size dining table whilst benefiting from a UPVC double glazed window and radiator.

### KITCHEN

The kitchen is equipped with an array of wall base and drawer units with contrasting worktops. This room provides the space needed for free-standing appliances and benefits from Two UPVC double-glazed windows and door which lead to the rear garden.

### LANDING

The landing gains access to the three spacious bedrooms, family bathroom and loft.

### BEDROOM ONE

The first bedroom is a large double located to the front of the property and benefits from a large UPVC double glazed window and radiator

### BEDROOM TWO

10'8" x 10'5" (3.25m x 3.18m)

The second bedroom is set to the rear of the property and provides the space for a double bed and larger storage units. This room also benefits from a UPVC double glazed window and radiator

### BEDROOM THREE

6'8" x 6'3" (2.03m x 1.91m)

The third bedroom provides the space for a single bed and smaller storage units with a UPVC double glazed window and radiator

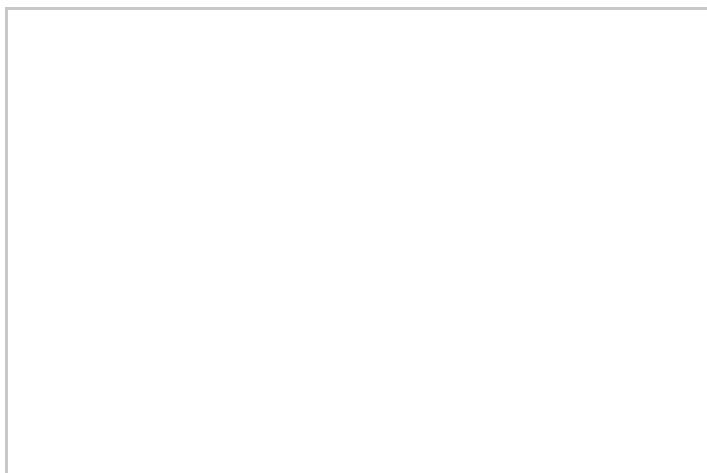
### FAMILY BATHROOM

7'6" x 5'2" (2.29m x 1.57m)

The family bathroom comprises a three-piece suite which includes a bath with electric shower, hand basin and low level W/C

### EXTERNAL

The property offers a fenced front garden, on-street parking and rear garden



Road Map



Hybrid Map



Terrain Map



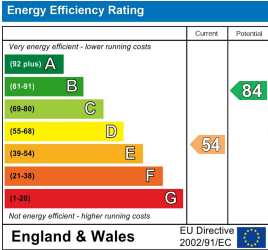
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.