



# 16 Skippers Lane

, Normanby, TS6 0HT

Auction Guide £99,000



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## PORCH

5'11" x 6'2" (1.80m x 1.88m)

Step into the property through a charming UPVC double glazed door, which opens from a spacious private garden into an expansive porch. This welcoming entrance leads you directly into the reception room.

## RECEPTION ROOM

13'2" x 16'8" (4.01m x 5.08m)

The expansive reception room serves as a gateway to both the first floor, reception room and kitchen. This inviting space is illuminated by a generous UPVC double glazed window, allowing ample natural light to flood in, and is comfortably heated by a substantial radiator.

## DINING ROOM

10'9" x 8'9" (3.28m x 2.67m)

You can enter the spacious dining room directly from the reception area. This generously sized room comfortably accommodates a small dining table and chairs. It is illuminated by natural light pouring in through a large window, as well as a UPVC double glazed window that offers a view of the rear garden.

## KITCHEN

10'6" x 7'4" (3.20m x 2.24m)

The kitchen is in need of a renovation, currently outfitted with a variety of wall, base, and drawer units. It features a functional radiator and a window that allows natural light to filter in.

## LANDING

8'1" x 6'5" (2.46m x 1.96m)

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

## BEDROOM ONE

12'8" x 9'10" (3.86m x 3.00m)

The first bedroom boasts a spacious layout, easily accommodating a double bed along with ample storage units. This room is further enhanced by a generous UPVC double glazed window that floods the space with natural light and a well-positioned radiator ensuring warmth and comfort.

## BEDROOM TWO

10'8" x 9'9" (3.25m x 2.97m)

The second bedroom boasts a generous size, effortlessly accommodating a double bed along with ample storage units. It features the added advantage of a UPVC double glazed window, which allows an abundance of natural light to flood the room, and a radiator to ensure warmth and comfort.

## BEDROOM THREE

9'10" x 6'4" (3.00m x 1.93m)

The third bedroom, though the smallest of the three, offers a cozy space ideal for a single bed and various storage units. This room is enhanced by the presence of a UPVC double-glazed window, providing excellent insulation and natural light, as well as a radiator to ensure warmth and comfort.

## BATHROOM

5'3" x 3'9" (1.60m x 1.14m)

The bathroom features a well-appointed three-piece suite, thoughtfully designed for comfort and convenience. It includes a spacious step-in shower cubicle equipped with an efficient electric shower, a stylish hand basin, and a low-level W/C. The room is illuminated by a frosted UPVC double glazed window, ensuring privacy while allowing natural light to filter in. Additionally, a radiator is installed to maintain a warm and cozy environment.

## EXTERNAL

The property boasts beautifully landscaped private front and rear gardens, providing a serene outdoor retreat. It also features convenient off-street parking and includes a secure garage located at the rear of the property.

## 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



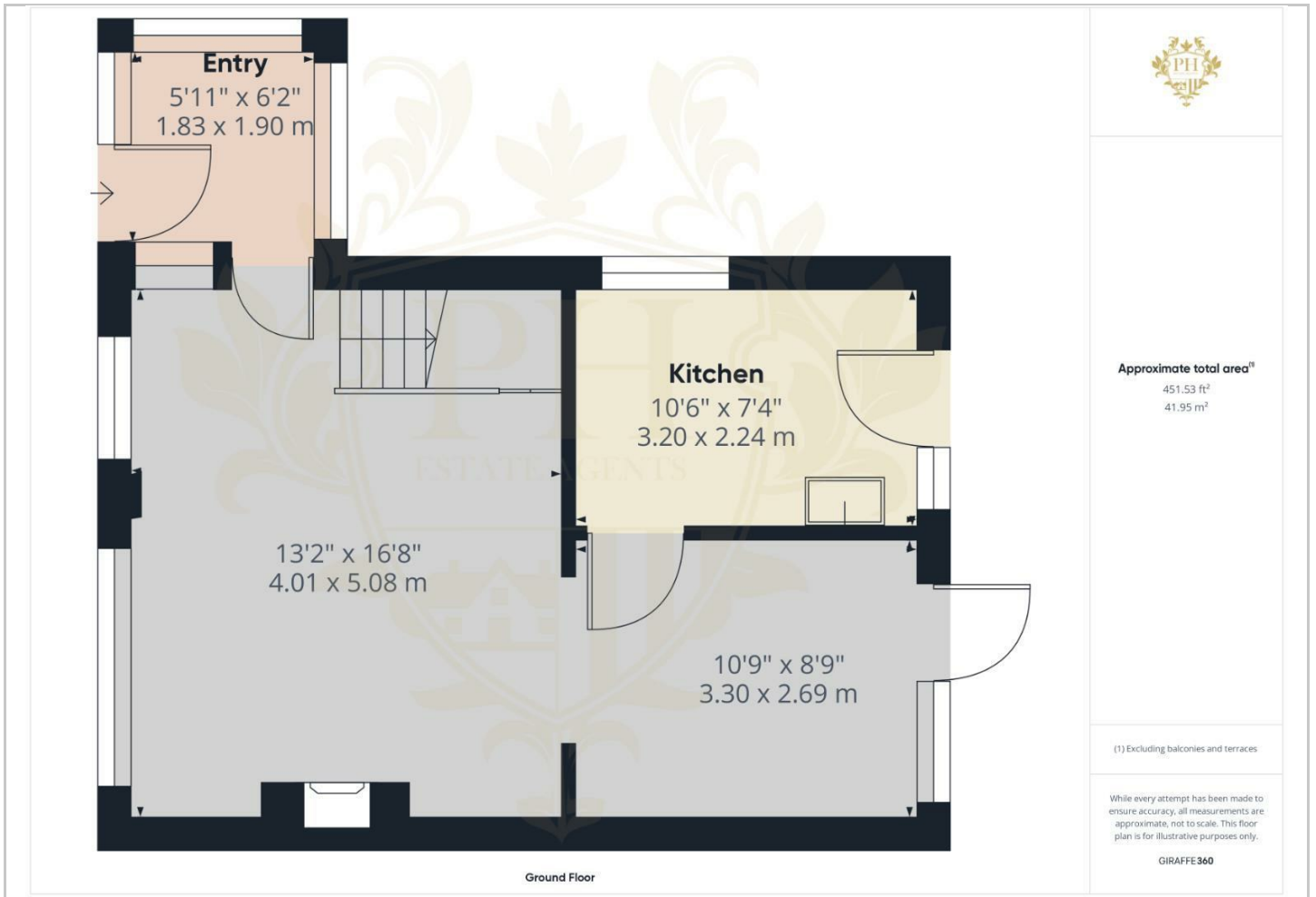
## Hybrid Map



## Terrain Map



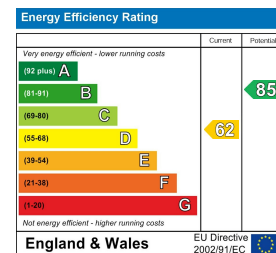
## Floor Plan



## 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



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