



**Knole Road, Billingham TS23 3AQ**

**welcome to**

## **Knole Road, Billingham**

Conveniently located for local amenities, schools and bus routes, this spacious, three bedroom, mid terrace family home offers excellent potential for personalisation, making it an ideal purchase for first time buyers or investors alike.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Porch**

Wooden door to front, single glazed window to front and side, double glazed door into:

### **Entrance Hall**

Stairs to first floor, open to kitchen, door to lounge.

### **Lounge**

Double glazed window to front, laminate flooring, electric fire with attractive surround, radiator.

### **Kitchen**

Fitted kitchen with wall and base units and roll edge worktops, stainless steel sink and drainer with mixer tap, space for cooker, space for American style fridge freezer, plumbing for washing machine, understairs storage cupboard, double glazed window and door to rear, radiator.

### **Rear Lean To**

Power and Lighting.

### **First Floor Landing**

Built in storage cupboard housing combination boiler, loft access.

### **Bedroom 1**

Double glazed window to front, radiator.

### **Bedroom 2**

Double glazed window to rear, radiator.

### **Bedroom 3**

Double glazed window to front, built in overstairs storage cupboard, radiator.

### **Bathroom**

Panel bath with over head shower, pedestal wash hand basin and mixer tap, low level WC, radiator, double glazed window to rear.



## Externally

### Front

Dropped kerb with gated access to a flagstone driveway.

### Rear Garden

Enclosed rear garden, not over looked, backing onto a field

### Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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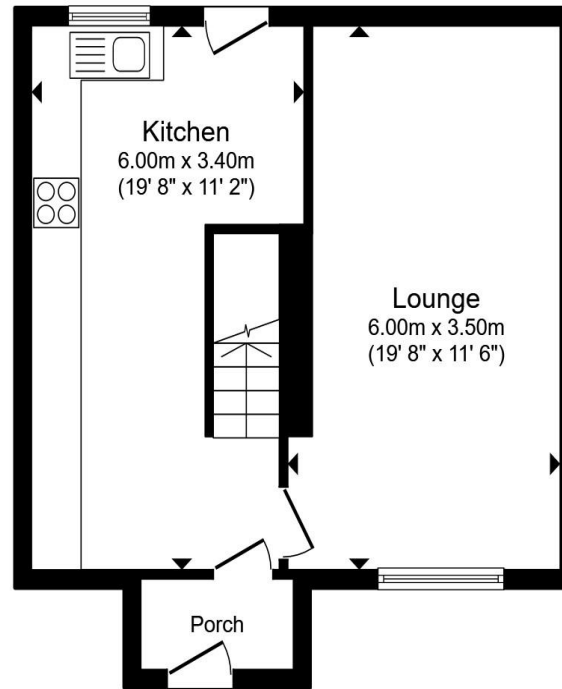
## Knole Road, Billingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO FORWARD CHAIN
- DRIVEWAY

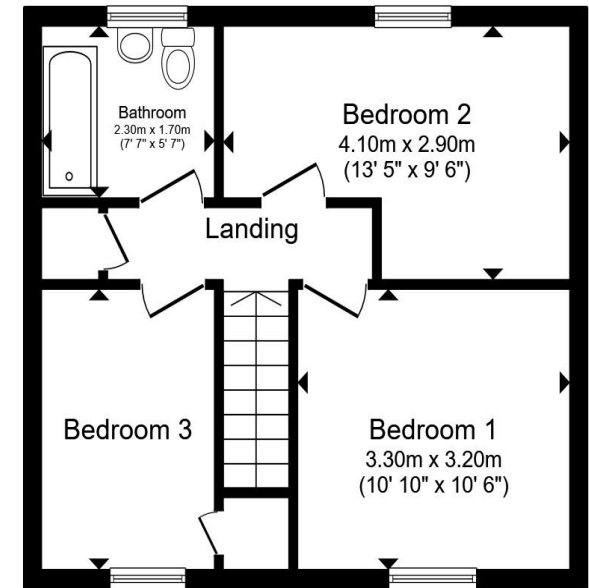
Tenure: Freehold EPC Rating: C  
Council Tax Band: A

guide price

**£65,000**



**Ground Floor**



**First Floor**

Total floor area 78.8 m<sup>2</sup> (848 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
BIL109559 - 0003

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