

61 Ticknall Road

Hartshorne | DE11 7AS | By Auction £75,000

ROYSTON & LUND

- Starting Bid £75,000. Being sold via 'Secure Sale'
- Immediate 'exchange of contracts' available
- Open Plan Living/Dining Room
- Two bedroom, Ground-Floor Bathroom
- Period Home
- Feature Fireplace
- Close to Numerous Amenities
- Council Tax: A
- EPC: E
- Freehold

















Starting Bid £75,000. Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property
immediately once their bid/offer has been accepted. Ultimately a transparent process which
provides speed, security and certainty for all parties.

This property has been entered into an online auction ending 13/11/2026 12:00:00

Charming two-bedroom terraced cottage. Offering characterful accommodation arranged over two floors, making it an ideal purchase for first-time buyers, investors or those looking to downsize.

The property opens directly into a spacious open-plan living and dining room, a welcoming space full of character featuring exposed ceiling beams, a feature fireplace and ample room for both relaxing and entertaining. The open layout creates a sociable atmosphere and flows seamlessly through to the kitchen, which is fitted with a range of units and provides access to the rear lobby.

Completing the ground floor is a family bathroom fitted with a bath and shower over, offering practicality and convenience.

To the first floor, the landing leads to two bedrooms, a principal bedroom and a second bedroom that would be ideal as a nursery, home office or guest room.

Offering plenty of potential for personalisation, character features throughout and local amenities and transport links.

Early viewing is highly recommended to appreciate the charm, setting and potential this property has to offer.

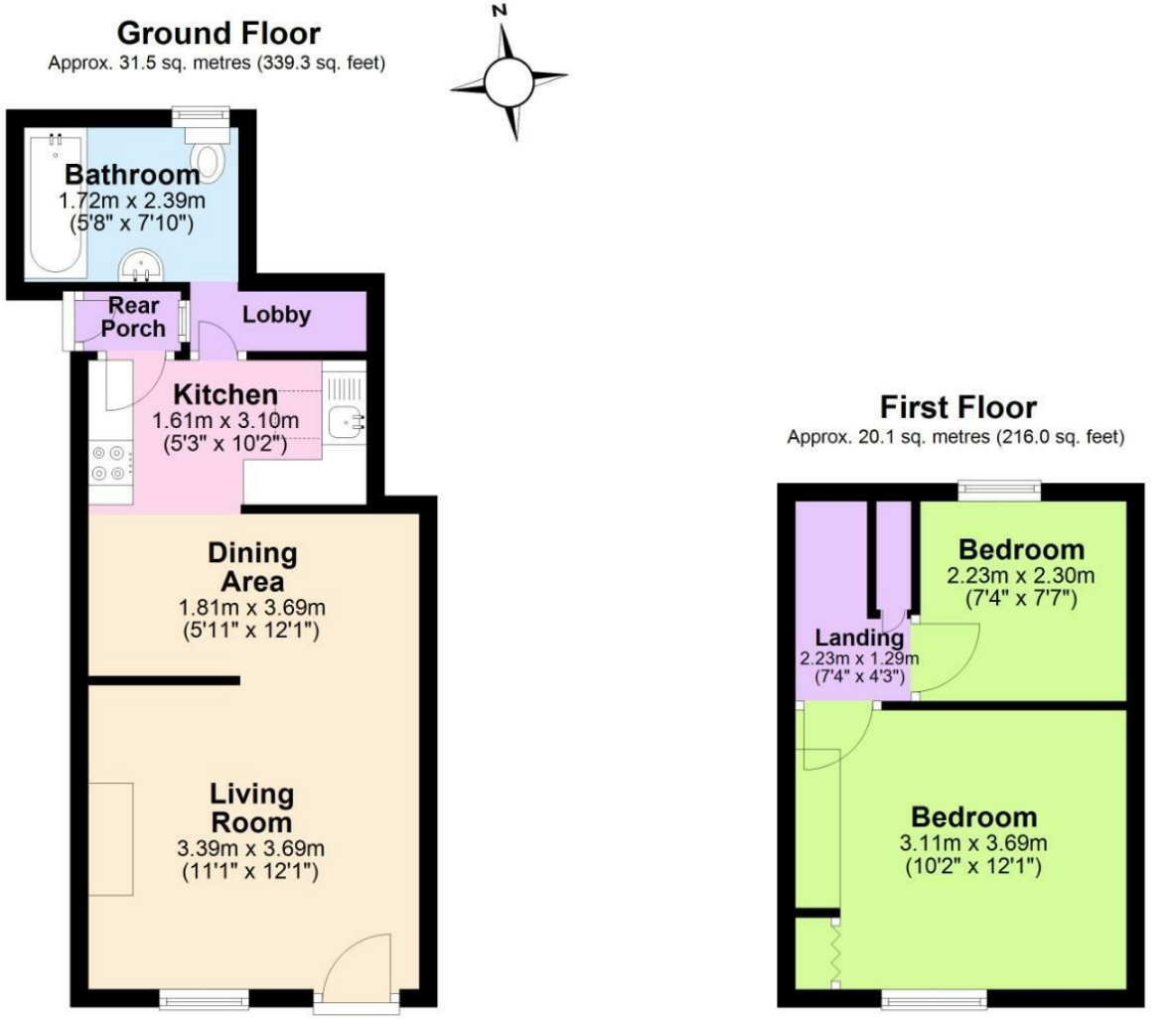
For more information: https://reports.sprift.com/property-report/?access_report_id=5330617

For more information on the bidding:
https://www.pattinson.co.uk/property/524245

Freehold

Ground Floor

Approx. 31.5 sq. metres (339.3 sq. feet)



First Floor

Approx. 20.1 sq. metres (216.0 sq. feet)

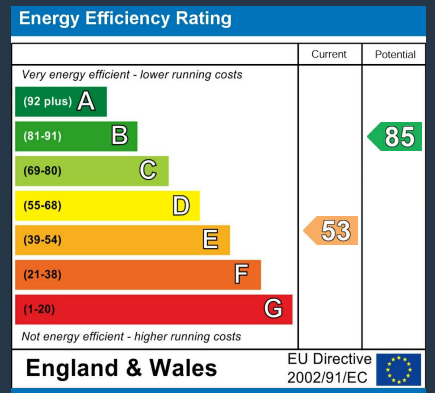
Total area: approx. 51.6 sq. metres (555.3 sq. feet)

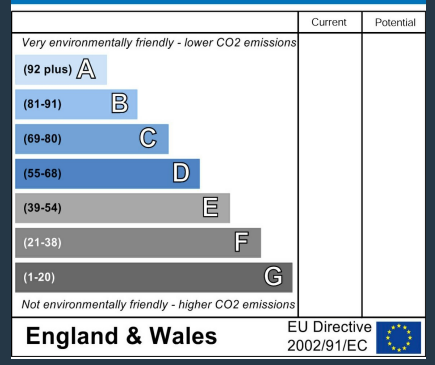
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





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.

ROYSTON & LUND