GowlandWhite

Anesty Court, Bishopton, TS21 1NP

FOR SALE BY MODERN METHOD OF AUCTION!! Superbly positioned in the highly sought after and picturesque village of Bishopton, is this four bedroom detached house with garage. Overlooking the green belt, the property is of an attractive design and offers a fantastic opportunity for those looking to take on a modernisation project.

The ground floor layout includes a lobby that opens into a hallway with a storage cupboard, access to the integral garage, and a convenient downstairs toilet. You'll find a large dining room that leads into the kitchen, which is complemented by a useful utility room. The lounge is spacious and features an ornate fireplace. From the lounge, a third reception room offers flexible use as a study, playroom, or additional sitting area.

Upstairs, there are four good sized bedrooms. The master bedroom benefits from an en-suite shower room, while a family bathroom serves the remaining bedrooms.

Outside, the property includes a block-paved driveway with parking space leading to the integral garage. The south-facing rear garden is mainly laid to lawn with mature shrubbery.

This house has great potential and is sure to attract attention from families and developers seeking a village location but with good links to nearby villages and beyond via the A1 .

Auction Guide £220,000

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PORCH

HALL

KITCHEN
9'8" x 8'9" (2.95m x 2.67m)

DINING ROOM
14'5" x 9'7" (4.39m x 2.92m)

UTILITY
9'8" x 5'4" (2.95m x 1.63m)

LOUNGE
15'6" x 14'5" (4.72m x 4.39m)

STUDY
9'11" x 13'7" (3.02m x 4.14m)

WC
4'11" x 4'3" (1.50m x 1.30m)

LANDING

BEDROOM ONE
14'5" x 10'10" (4.39m x 3.30m)

ENSUITE
8'7" x 4'4" (2.62m x 1.32m)

BEDROOM TWO
16' x 13'7" (4.88m x 4.14m)

BEDROOM THREE
12'3" x 14'5" (3.73m x 4.39m)

BEDROOM FOUR
13'7" x 7'11" (4.14m x 2.41m)

BATHROOM
7'2" x 7'1" (2.18m x 2.16m)

AUCTIONEER COMMENTS
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 £300.00 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 4.50% 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.

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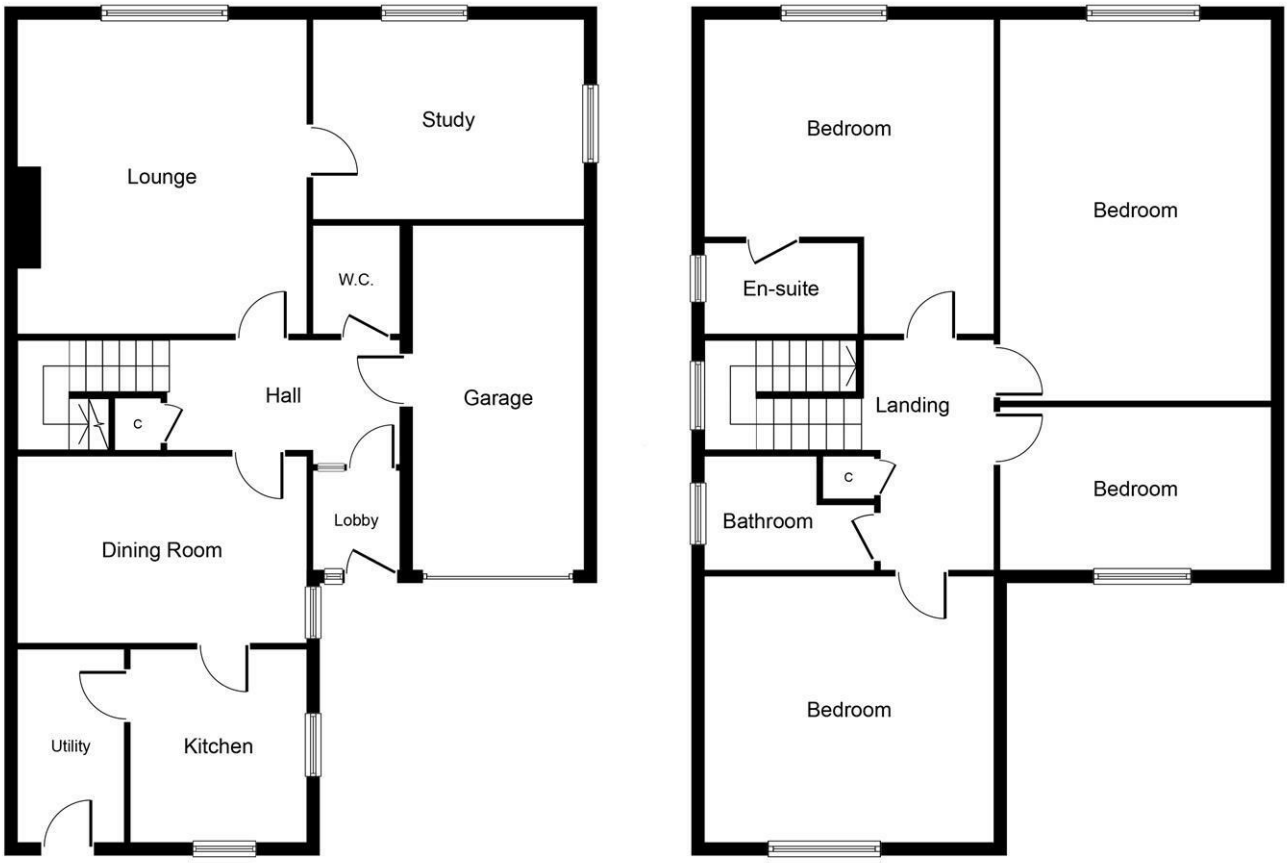

Ground Floor **First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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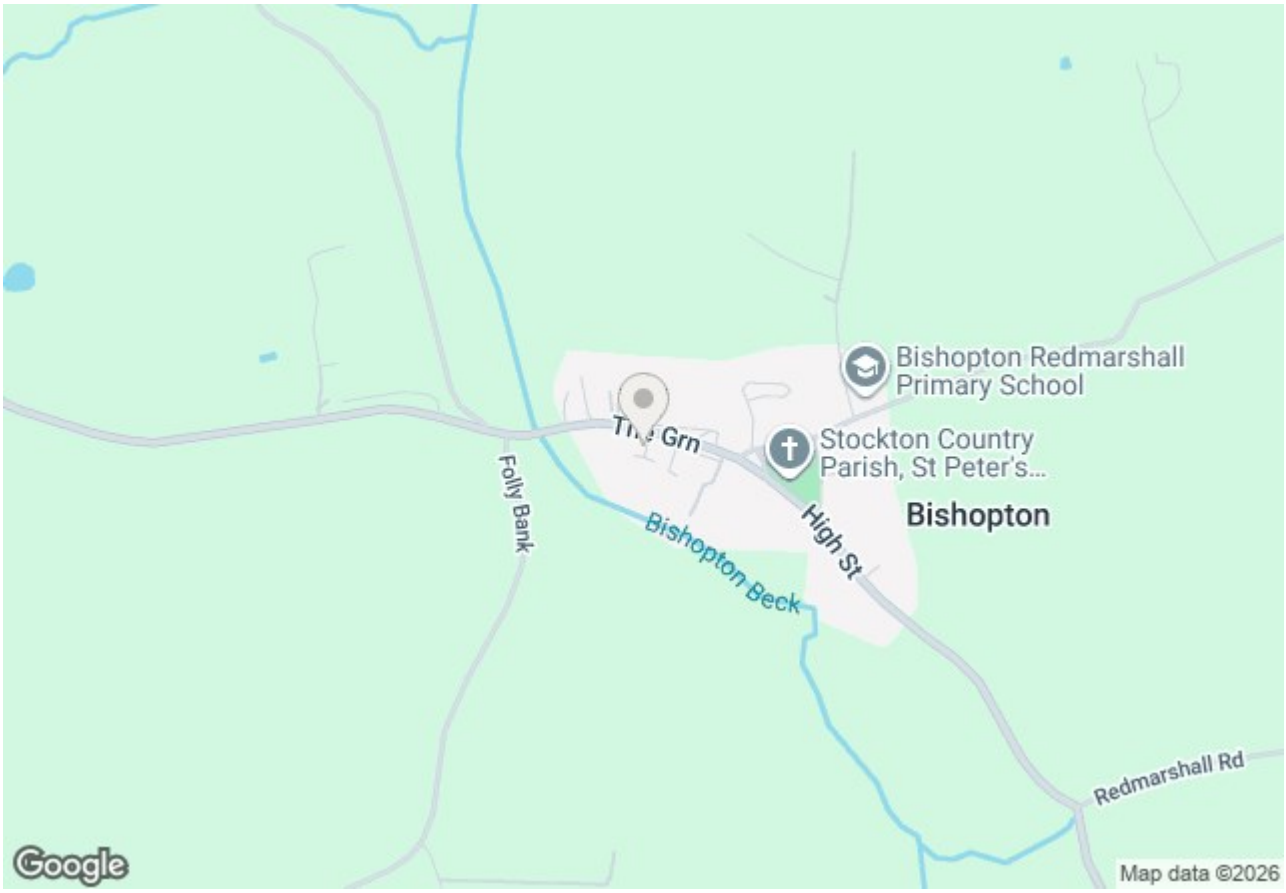

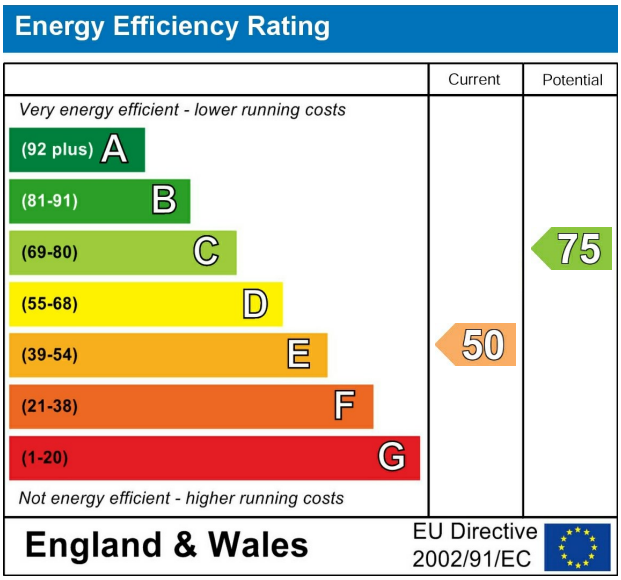

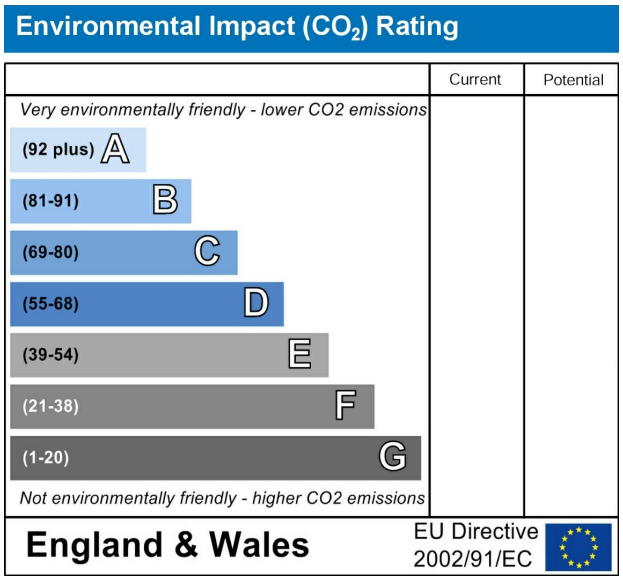

VIEWING
Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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.

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