



Inglebys

Estate Agents



1 Liverton Terrace

Liverton Mines, TS13 4QG

Price Guide £45,000



THREE BEDROOM END TERRACE WITH POTENTIAL FOR IMPROVEMENT FOR SALE BY ONLINE LIVESTREAM AUCTION ON TUESDAY 30TH JUNE AT 12 NOON. GUIDE PRICE £45,000 - £55,000



Three bedroom end terrace home located in Liverton Mines .The accommodation is understood to comprise three bedrooms, a reception room, kitchen and bathroom. The property is in need of refurbishment. Liverton Mines is situated within easy reach of Loftus, which offers a range of local amenities. The North Yorkshire Moors National Park is nearby.

An opportunity to acquire a property with potential for improvement, suitable for investors, owner occupiers or a holiday let. FURTHER DETAILS TO FOLLOW

We ask all parties to complete full due-diligence on any auction property by reading a full pack prior to bidding. Come auction day (30th June), you must be in a position to legally exchange contracts at the fall of the gavel, a 10% deposit (£5,000 min) is required and completion is set for 28 days later. You must be registered to bid, Please note that previous purchases, interest or registration through the Auction House Brand are not valid for a forthcoming auction and therefore you MUST register your interest with the office on . Please also note that holding an Elgroup account will not give you bidding authorisation, this authorisation can only be granted via the Tees Valley branch once all forms, documentation and completed ID checks have been received at . for any further assistance, please do not hesitate to contact us in the office.

- Auctioneers Notes Property construction – Standard
- Electricity supply – Mains
- Water supply – Mains
- Sewerage – Mains
- Heating – Mains
- Broadband –Standard Speed – 12mbps
- Mobile signal / coverage – O2/EE – Very Good/Vodafone/Three –Good
- Parking – On Street
- Building Safety – See Legal Pack-
- Restrictions – No - See Legal Pack
- Rights and easements - See Legal Pack
- Flood risk – High
- Coastal erosion – Very Low
- Planning permission – See Legal Pack
- Accessibility / adaptations – See Legal Pack
- Coalfield or mining area - See Legal Pack

Tenure: Freehold

Administration Fee: £1800 inc VAT payable on exchange of contracts.
 Buyer's Premium Fee: 1.8% inc VAT of the purchase price, subject to a minimum of £1800 inc VAT, payable on exchange of contracts.
 Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Lounge 22'3" x 11'3" incr. to 14'4" (6.80m x 3.45m incr. to 4.39m)
 Open plan lounge/dining area with carpet to floor, uPVC windows to front and rear aspect, gas fire.

Kitchen 10'0" x 8'5" (3.07m x 2.57m)
 Range of wall and base units with stainless steel sink/drainer, uPVC window to rear aspect, plumbing for washing machine.

Bathroom 5'6" x 5'6" (1.68m x 1.68m)
 3-piece bath suite with part tiled walls and window to the rear aspect, electric shower over bath and airing cupboard.

First Floor

Bedroom 11'3" x 10'0" (3.44m x 3.05m)
 Double bedroom with carpet to the floor and uPVC window to the front aspect.

Bedroom 11'11" x 7'0" (3.64m x 2.15m)
 Carpet to the floor and uPVC window to the rear aspect.

Bedroom 8'7" x 7'0" (2.63m x 2.15m)
 Carpet to the floor and uPVC window to the rear aspect.

Externally

- Front.
- Small tiered garden to the front with steps down from the kerb.
- Rear.
- Large enclosed garden, block paved patio area.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

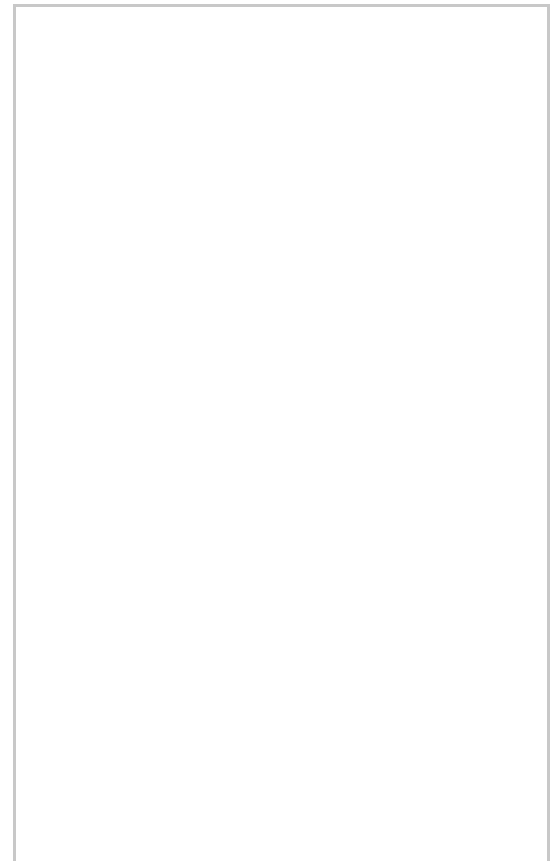
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	