GowlandWhite

Hemlington Road, Stainton, Middlesbrough, TS8 9AG

FOR SALE BY MODERN METHOD OF AUCTION!

This mid terrace cottage is nestled within the desirable village of Stainton. With period charm and original character, the property offers a wonderful opportunity for buyers looking to create a beautiful home while retaining its historic appeal.

The accommodation briefly comprises an entrance hall leading into a fitted kitchen, with an integrated oven, hob and dishwasher, together with a door providing direct access to the rear garden. There are two generous reception rooms, including a separate dining room and a cosy lounge featuring a charming log burning stove, creating the perfect focal point for relaxing evenings. A useful ground floor storage room provides valuable additional space.

To the first floor are two double bedrooms, one of which benefits from its own shower area. There is also a spacious storage room offering excellent versatility, alongside the family bathroom.

The property benefits from gas central heating but would benefit from some modernisation, presenting an exciting opportunity for purchasers to update and personalise the accommodation to their own taste.

Externally, the private rear garden enjoys a peaceful setting and is mainly laid to lawn, complemented by a decked seating area ideal for enjoying the sunshine. A lower-level patio provides further outdoor entertaining space, while a brick-built store and timber shed offer excellent external storage.

Combining character, potential and a sought-after village location, this cottage presents an excellent opportunity for first time buyers, downsizers or those seeking a period home.

Auction Guide £125,000

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HALLWAY

LOUNGE
15'7" x 9'6" (4.75m x 2.90m)

KITCHEN
10'11" x 9'6" (3.33m x 2.90m)

DINING ROOM
12'5" x 10'4" (3.78m x 3.15m)

LANDING

BEDROOM ONE
13'9" x 11'8" (4.19m x 3.56m)

BEDROOM TWO
15'9" x 9'8" (4.80m x 2.95m)

BATHROOM
9'1" x 4'10" (2.77m x 1.47m)

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

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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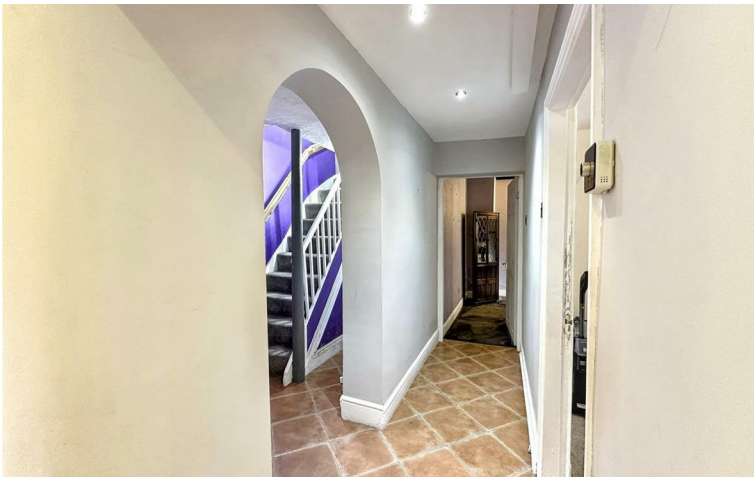

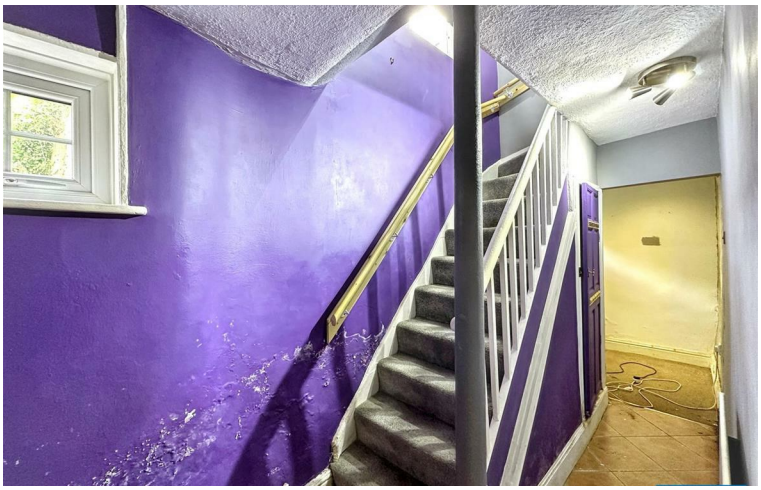

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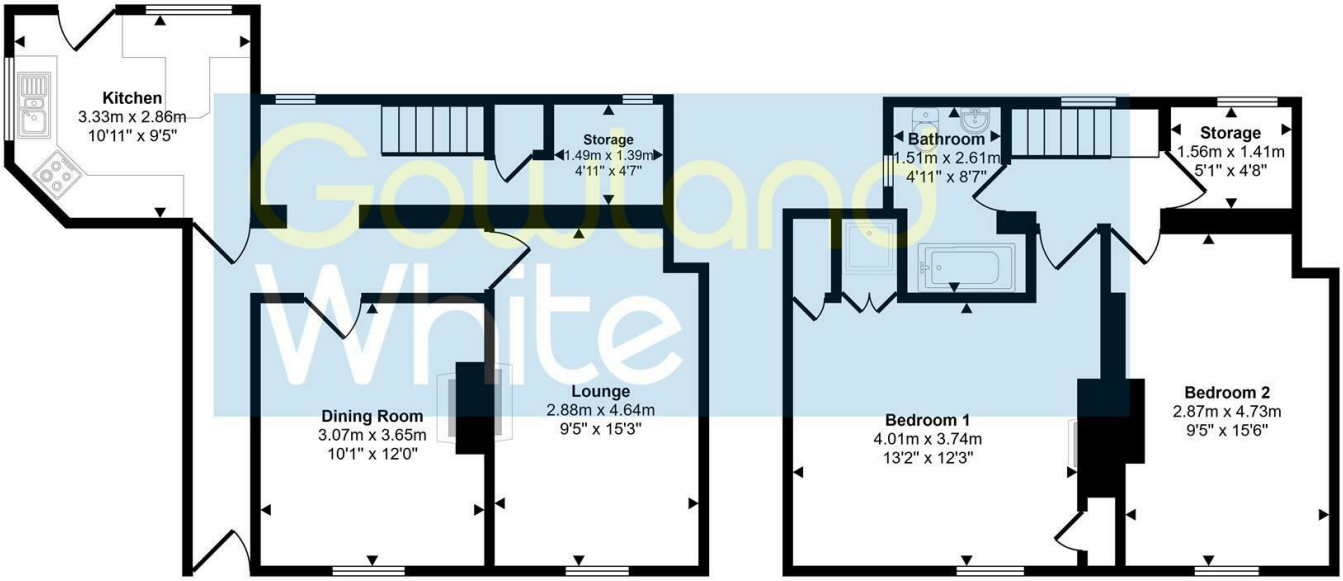
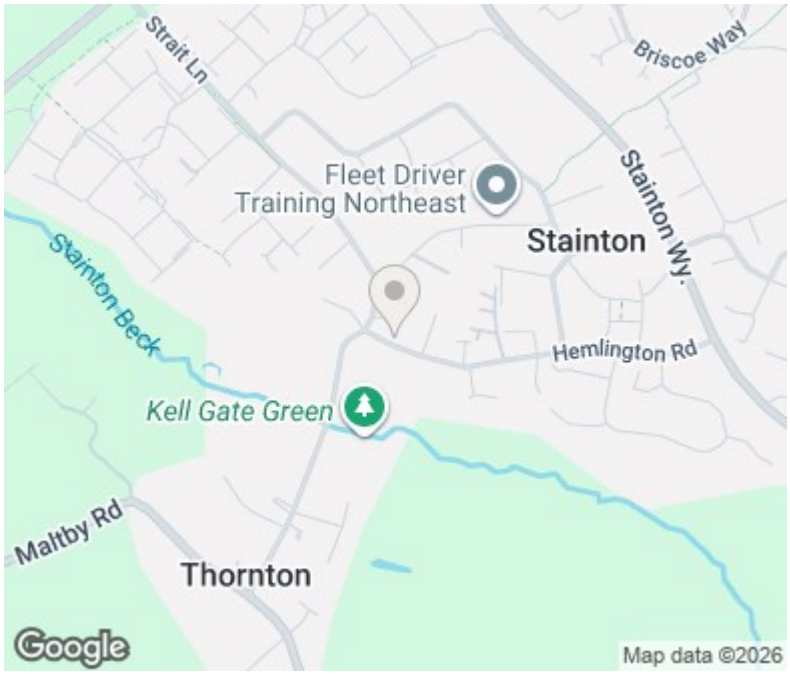
Approx Gross Internal Area
97 sq m / 1045 sq ft

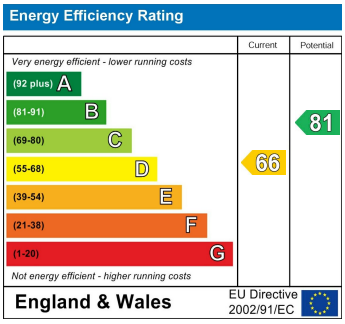


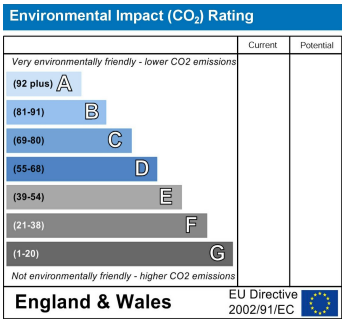
Ground Floor
Approx 52 sq m / 561 sq ft

First Floor
Approx 45 sq m / 484 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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.

17 Bishop Street, Stockton on Tees, TS18 1SY
stockton@gowlandwhite.co.uk

Tel: 01642 615657