



Stanton Street  
Derby



## Property Description

Being offered to the market with NO ONWARD CHAIN! Hall and Benson are delighted to bring to the market this two bedroom, terrace property located on Stanton Street, Normanton. Normanton has a range of local amenities including shops, restaurants and schools. The property is close to the city centre with good bus links, making it convenient for commuting and accessing wider amenities. In brief the property comprises of a lounge, dining room and kitchen to the ground floor. To the first floor are two good sized bedrooms and family bathroom. Externally, the rear garden is of low maintenance! To view this property, please contact us today!

## 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.

## Lounge

Accessed via a door to the front with a double glazed window to front, carpet flooring and door leading to the dining room.

## Dining Room

Having a double glazed window to the rear, radiator, carpet flooring, door to the understairs cupboard, door leading to the kitchen and a door to the stairs.

## Kitchen

Fitted with a range of matching wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. Having space and plumbing for a washing machine, oven with cooker hood over, space for a free standing fridge/freezer, tiling to the splashbacks, wall mounted boiler, vinyl flooring double glazed windows to the side and rear and a door to the side.

## Landing

Having a radiator, carpet flooring and doors leading to the two bedrooms and bathroom.

## Bedroom One

Having a double glazed window to the front, radiator and carpets flooring.

## Bedroom Two

Having a double glazed window to the rear, radiator and carpet flooring.

## Bathroom

A fitted suite comprising of a bath with shower over, wash hand basin and W/C. There is a storage cupboard, extractor fan, tiled splashbacks, radiator, vinyl flooring and a double glazed obscure window to the rear.

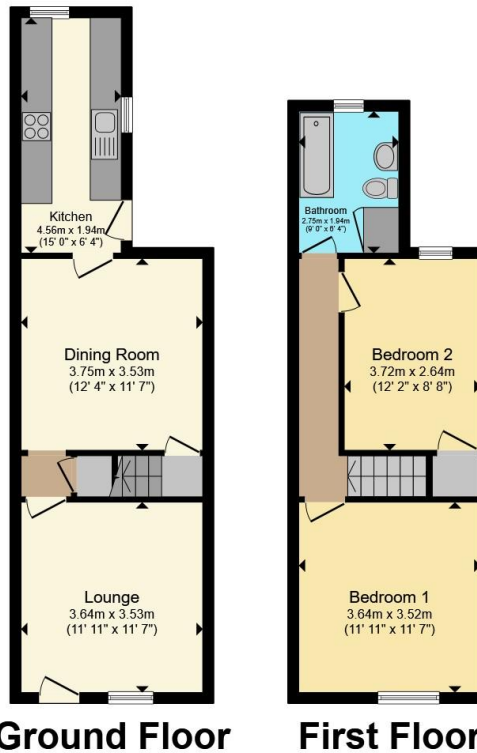
## Outside

To the rear you will find a low maintenance garden offering a lawned area, patio area and garden shed.









Total floor area 73.8 m<sup>2</sup> (794 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)



To view this property please contact Hall & Benson on

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EPC Rating: E Council Tax  
 Band: A

**view this property online [hallandbenson.co.uk/Property/ATR102691](http://hallandbenson.co.uk/Property/ATR102691)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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