



## Scotton Close, Hartburn, Stockton-On-Tees, TS18 5PB

**FOR SALE BY MODERN METHOD OF AUCTION!** This two double bedroom semi-detached bungalow, offered with **NO ONWARD CHAIN**, is located in a sought-after area of Hartburn. Pleasantly positioned a cul-de-sac location, the property includes a detached garage and a low maintenance garden.

Upon entering the bungalow, you are greeted by a bright and welcoming hallway that leads into the lounge, which features an electric fireplace and a large window, allowing plenty of natural light to fill the space. The kitchen is equipped with modern gloss units, an integrated oven, and a hob. All white goods are included in the sale.

The master bedroom is fitted with wardrobes, providing ample storage, while the bathroom includes a shower over the bath. The property features laminate flooring throughout, creating a clean and seamless flow. Additionally, the bungalow benefits from gas central heating and uPVC double glazed windows for energy efficiency and comfort.

Outside, the front of the property features a neat lawned garden and a long driveway offering off-road parking, which leads to the detached garage. At the rear, there is a low maintenance paved patio, perfect for outdoor use.

The bungalow is well positioned for local amenities, including shops and a popular local pub, and is just a short distance from Harper's Parade and Hartburn village. The area offers excellent transport links with nearby bus routes and easy access to the A66.

**Auction Guide £110,000**



# Scotton Close, Hartburn, Stockton-On-Tees, T

HALL

LOUNGE

17'4 x 11'6 (5.28m x 3.51m)

KITCHEN

9'2 x 8'11 (2.79m x 2.72m)

BEDROOM ONE

9'7 x 12'2 (2.92m x 3.71m)

BEDROOM TWO

9'9 x 9'4 (2.97m x 2.84m)

BATHROOM

5'9 x 4'6 (1.75m x 1.37m)

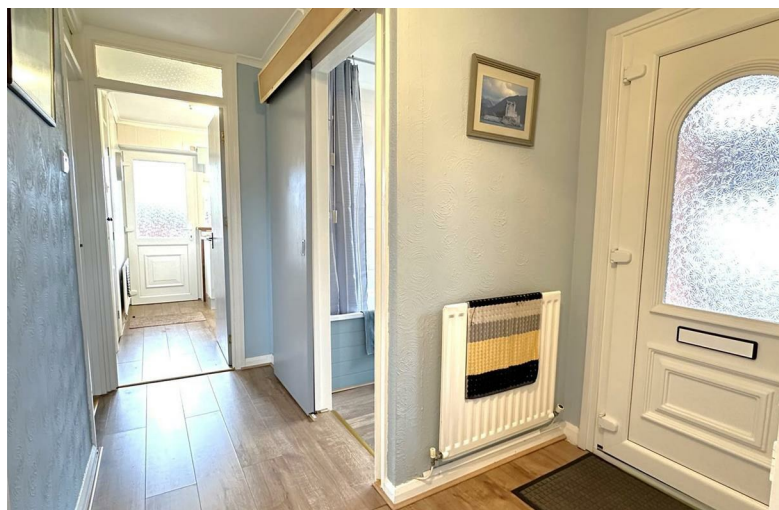
## AUCTIONEER COMMENTS

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.



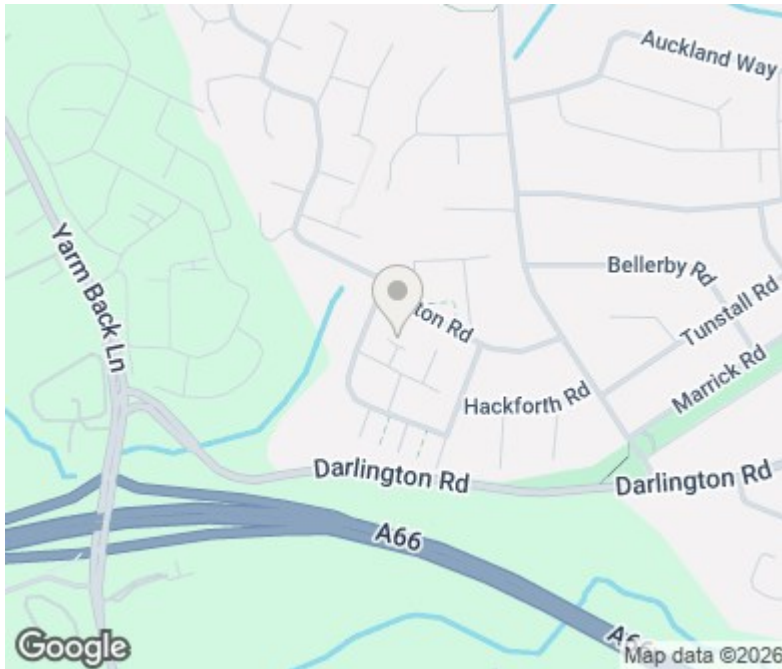
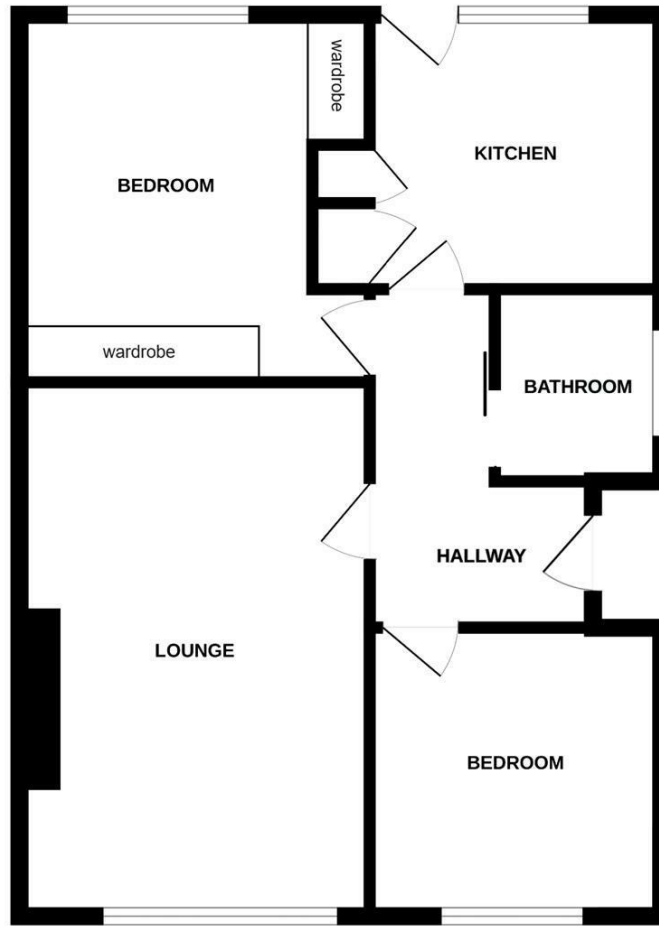
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| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (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                             |  | 62      | 75        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A   |  |         |           |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-68) D   |  |         |           |
| (39-54) E   |  |         |           |
| (21-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales   |  |         |           |
| EU Directive 2002/91/EC   |  |         |           |

## 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 firm's 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