



Patterdale Avenue, Stockton-On-Tees TS19 0SF

welcome to

Patterdale Avenue, Stockton-On-Tees

Three-bedroom mid-terraced family home in Stockton-On-Tees, ideally located close to amenities, schools and transport links. Featuring a spacious lounge, kitchen diner, enclosed front garden and generous rear garden ideal for entertaining. Early viewing advised.

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.

Agents Note:

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the

property purchase does not go ahead.

Entrance Hall

UPVC door to front, radiator

Lounge

19' 3" max x 11' 3" max (5.87m max x 3.43m max)
Window to front, window to rear, two radiators

Kitchen

19' 5" x 11' (5.92m x 3.35m)
UPVC door to rear, window to rear, range of wall and base units, recess for white goods, radiator, splash back, sink, recess for fridge freezer, boiler

Landing

Storage cupboard, loft access

Bedroom 1

11' 5" max x 10' 1" max (3.48m max x 3.07m max)
Window to front, radiator, built-in cupboard

Bedroom 2

13' 2" max x 8' 11" max (4.01m max x 2.72m max)
Window to rear, radiator

Bedroom 3

6' 4" x 10' 5" (1.93m x 3.17m)
Window to front, radiator

Bathroom

Low level WC, wash hand basin, radiator, window to rear, bath with shower unit, extractor fan

Front Garden

Enclosed, laid to lawn

Rear Garden

Enclosed by hedge, shed, laid to lawn, patio





view this property online mannersandharrison.co.uk/Property/STO116132



welcome to

Patterdale Avenue, Stockton-On-Tees

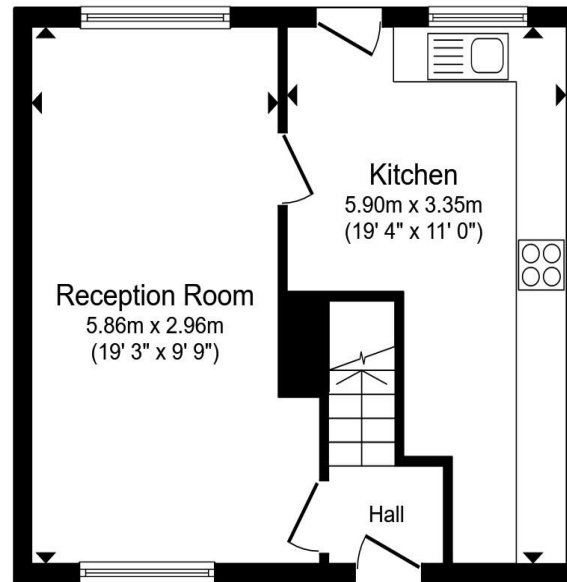
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ENCLOSED FRONT AND REAR GARDENS
- THREE WELL-PROPORTIONED BEDROOMS

Tenure: Freehold EPC Rating: D

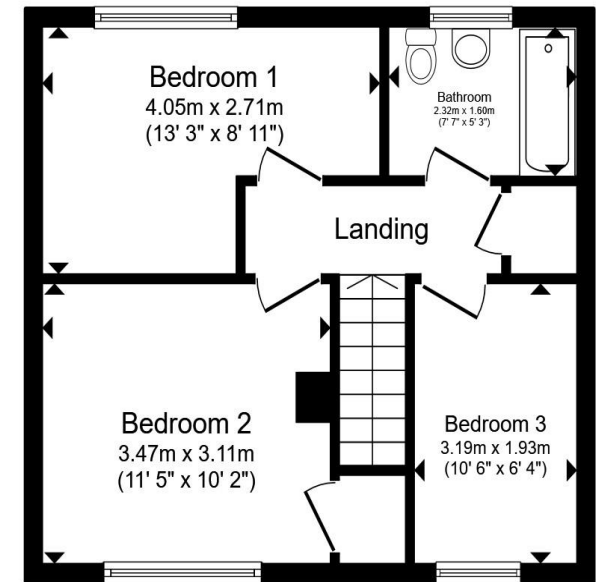
Council Tax Band: A

guide price

£70,000



Ground Floor



First Floor

Total floor area 75.1 m² (809 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



view this property online mannersandharrison.co.uk/Property/STO116132



Property Ref:
STO116132 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



23 High Street, STOCKTON-ON-TEES,
Cleveland, TS18 1SP



mannersandharrison.co.uk