



**Braid Crescent, Billingham TS23 2QF**

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## **Braid Crescent, Billingham**

Attention investors and those looking for a home to make their own, this conveniently located, three bedroom, mid-terrace property offers excellent scope for improvement and personalisation.

### **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.

### **Entrance Hall**

Double glazed door to front, stairs to first floor, radiator, door leading to lounge.

### **Lounge**

Double glazed window to front and rear, wall mounted gas fire, 2 radiators.

### **Kitchen**

Wall and base units with roll edge work tops, stainless steel sink and drainer with mixer tap, plumbing for washing machine, built in storage cupboard, radiator, double glazed door and window to rear.

### **Multi Use Room**

Double glazed door to front, built in understairs storage cupboard.

### **First Floor Landing**

Loft access, built in shelved storage cupboard.

### **Bedroom 1**

Double glazed window to front, radiator.

### **Bedroom 2**

Double glazed window to rear, wall mounted Baxi combination boiler, radiator.

### **Bedroom 3**

Double glazed window to front, built in storage cupboard, radiator.

### **Bathroom**

Panel bath with shower over plus glass screen, pedestal wash hand basin, low level WC, part tiled walls, double glazed window to rear, radiator.

### **Externally**

#### **Front Garden**

Walled garden, laid to lawn.

#### **Rear Garden**

Enclosed with fenced borders, laid to a mix of lawn, patio and decking.





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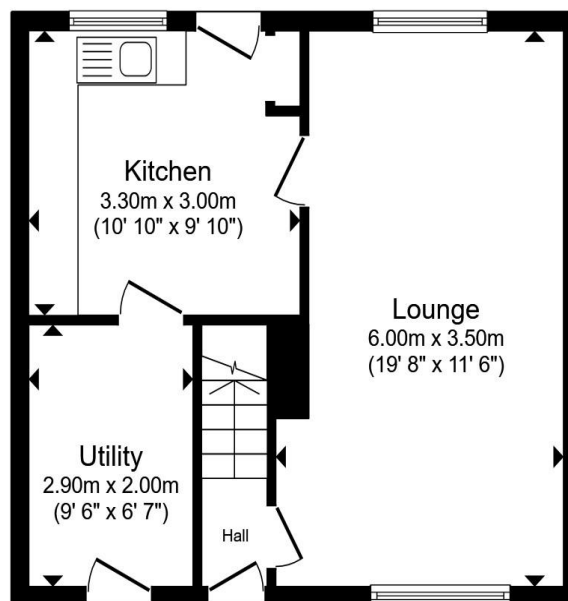
## Braid Crescent, Billingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 RECEPTION ROOMS
- CONVENIENTLY LOCATED

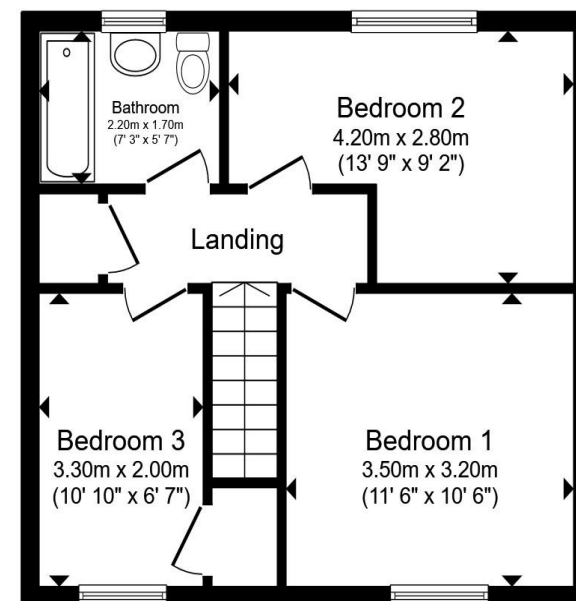
Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£65,000**



Ground Floor



First Floor

Total floor area 79.9 m<sup>2</sup> (861 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)



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Property Ref:  
BIL109598 - 0003

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