



19 Hollywalk Avenue, Middlesbrough

Guide Price £155,000



For Sale by Auction





19 Hollywalk Avenue

Middlesbrough

**** For Sale By Auction ** Taking Bids Now **
Option 1 ****

This well presented spacious bungalow offers fantastic value and scope for future development. Early viewing is advised.

- Detached Bungalow
- Two Double Bedrooms
- Fantastic Residential Area
- 19ft Dual Aspect Lounge Diner
- 29ft Garage
- South Easterly Facing Rear Garden

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Middlesbrough

*** For Sale By Auction *** Taking Bids Now *** Option 1 ***

www.agentspropertyauction.com

This well presented spacious bungalow offers fantastic value and scope for future development.

Sitting on a generous elevated plot, the property offers spacious living both inside and out and is brilliant for local schooling, amenities and transport links.

Early viewing is advised.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







GROUND FLOOR

Hall – 3.21m reducing to 1.43m x 3.44m reducing to 1.00m.

Lounge Diner – 3.62m x 5.91m.

Kitchen – 3.20m x 2.30m.

Bedroom One – 3.60m x 3.63m.

Bedroom Two – 3.60m x 3.48m.

Bathroom – 1.60m x 2.26m.

EXTERNALLY

Garage – 2.46m x 8.91m.

Auction House Disclaimer

None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

Disclaimer

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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