



Harton Avenue, BILLINGHAM TS22 5DW

welcome to

Harton Avenue, BILLINGHAM

Gated side access leads to the rear garden, which is again mainly laid to lawn with a patio area, offering a great outdoor space for families and entertaining alike. Further benefits include double glazing, gas central heating via a Baxi boiler plus the added advantage of no onward chain.

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 and window to front, stairs to first floor, built in understairs storage cupboard, laminate flooring, radiator, doors to lounge/diner and kitchen/diner.

Lounge / Diner

Double glazed window to front, double glazed patio doors to rear, two radiators, coving.

Kitchen / Diner

Range of wall and base units and roll edge worktops, part tiled walls, 1 1/2 sink and drainer with mixer tap, built in electric oven and 5 ring gas hob plus stainless steel extractor over, plumbing for washing machine, space for fridge freezer, door to rear hallway, double glazed window to side and rear, tiled flooring, radiator.

Rear Hall

Double glazed door to side leading to garden, door to WC.

Cloakroom

Low level WC, wash hand basin, half height tiled walls, double glazed window to rear.

First Floor Landing

Double glazed window to side, built in storage cupboard housing Baxi combination boiler, loft access.

Bedroom 1

Double glazed window to front, 2 door mirror sliding wardrobe in alcove, radiator.

Bedroom 2

Double glazed window to rear, 2 door mirror sliding fitted wardrobes in recess, radiator.

Bedroom 3

Restricted floor space due to bulkhead, double glazed window to front, radiator.





Bathroom

"P" shaped bath and mixer tap with shower over and glass screen, pedestal wash hand basin with mixer tap, low level WC, chrome heated towel rail, part tiled walls, two double glazed windows to rear, spotlights.

Externally

Front

Walled garden to front with lawn and planted borders, imprinted driveway leading to single garage.

Rear Garden

Enclosed, laid to lawn and patio with fenced borders.

Single Garage

Up and over door to front, double glazed window and personnel door to side, lighting.

Agents Note

It is our understanding that the property is not registered at the Land Registry. Your conveyancer will take the necessary steps and advise you accordingly.

Agents Note

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.



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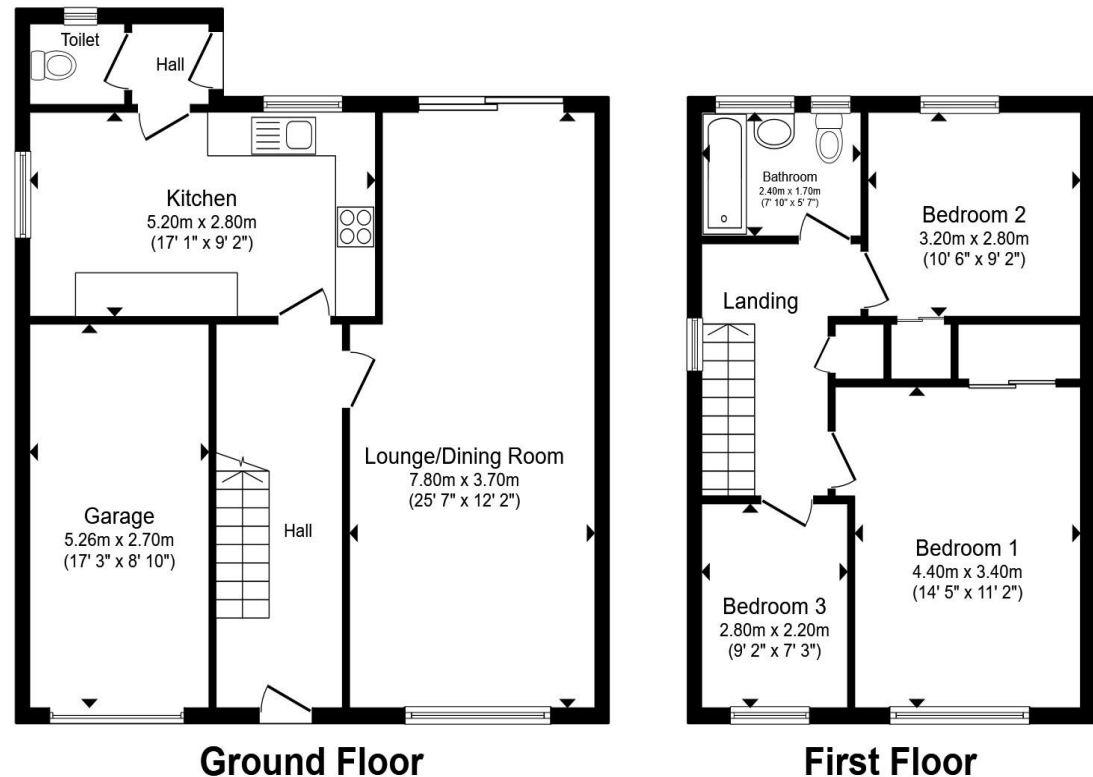
Harton Avenue, BILLINGHAM

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- GARAGE
- DRIVEWAY

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

guide price

£140,000



Total floor area 119.1 m² (1,282 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

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Property Ref:
BIL109614 - 0004

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