



Wollaton Road, Billingham TS23 3AU

welcome to

Wollaton Road, Billingham

Attention investors and first-time buyers alike, this spacious, three bedroom, end terrace family home offers excellent potential and generous living accommodation.

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.

Lounge

Double glazed window to front and rear, laminate flooring, 2 radiators.

Kitchen

White gloss wall and base units and contrasting working surfaces with matching upstands, stainless steel sink drainer and mixer tap, space for cooker, space for fridge freezer, space for dining table, vinyl flooring, double glazed window to rear, radiator.

Multi Use Room

Double glazed door and window to side, built in storage cupboard, radiator.

First Floor Landing

Loft access, built in storage cupboard housing combination boiler.

Bedroom 1

Double glazed window to front, radiator.

Bedroom 2

Double glazed window to rear, radiator.

Bedroom 3

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

Bathroom

Panel bath, pedestal wash hand basin, tiled walls, radiator, double glazed window to rear.

Separate W C

Low level WC, double glazed window to rear.



Externally

Front Garden

Dropped kerb to front, fenced garden with the potential to create driveway.

Rear Garden

Enclosed with fenced border, laid to lawn and patio.

Agent's Note

We are advised that shale has been evidenced and repaired within the property. Buyers should satisfy themselves with any regard to mortgage provision and enquiries through their conveyancer.



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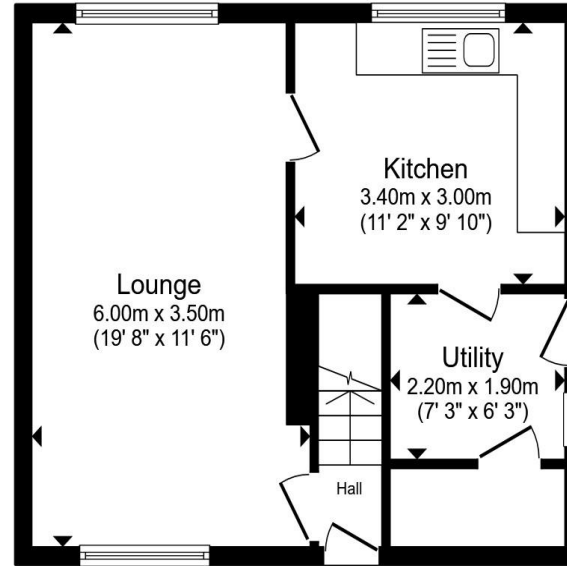
Wollaton Road, Billingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SPACIOUS
- RECENTLY FITTED KITCHEN

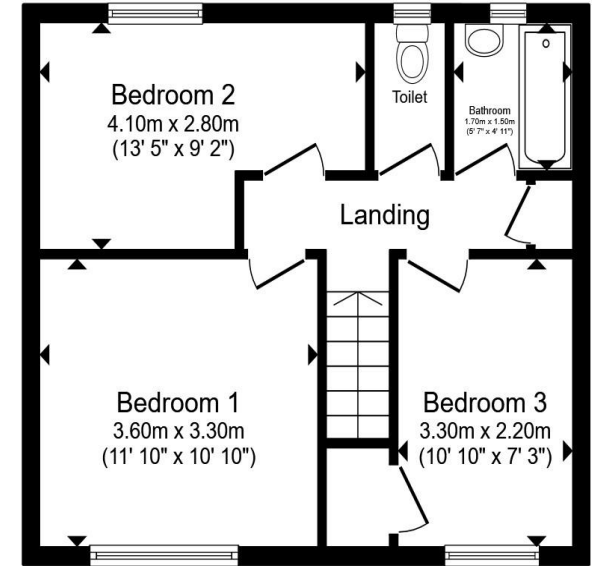
Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£80,000



Ground Floor



First Floor

Total floor area 80.4 m² (865 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:
BIL109585 - 0002

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.

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