



## Old Station Mews, Eaglescliffe, Stockton-On-Tees, TS16 0GG

Offered for sale by the MODERN METHOD OF AUCTION, this GROUND FLOOR APARTMENT would be a perfect Starter Home, Buy to Let or investment.

Neutral coloured carpets have been fitted throughout and the accommodation is double glazed and warmed by gas central heating. Comprises hallway, lounge with double French doors opening onto a small patio area, kitchen, 2 bedrooms and bathroom with a shower over the bath.

Externally there is residence parking along with visitors parking spaces.

Located within a small development, which is conveniently located to the entrance of the cobbled High Street of Yarm. Yarm High Street provides an abundance of bistros, bars, boutique shops and restaurants, with the River Tees only a few steps away offering riverside walks including 'True Lovers Walk'.

Auction Guide £78,000





#### HALL

#### KITCHEN

8'10" x 8'3" (2.69m x 2.51m )

#### LOUNGE

16'5" x 11'1" (5.00m x 3.38m )

#### BEDROOM ONE

14'3" x 8" (4.34m x 2.44m )

#### BEDROOM TWO

12" x 7'1" (3.66m x 2.16m)

#### BATHROOM

8'3" x 6'7" (2.51m x 2.01m )

#### AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

#### Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

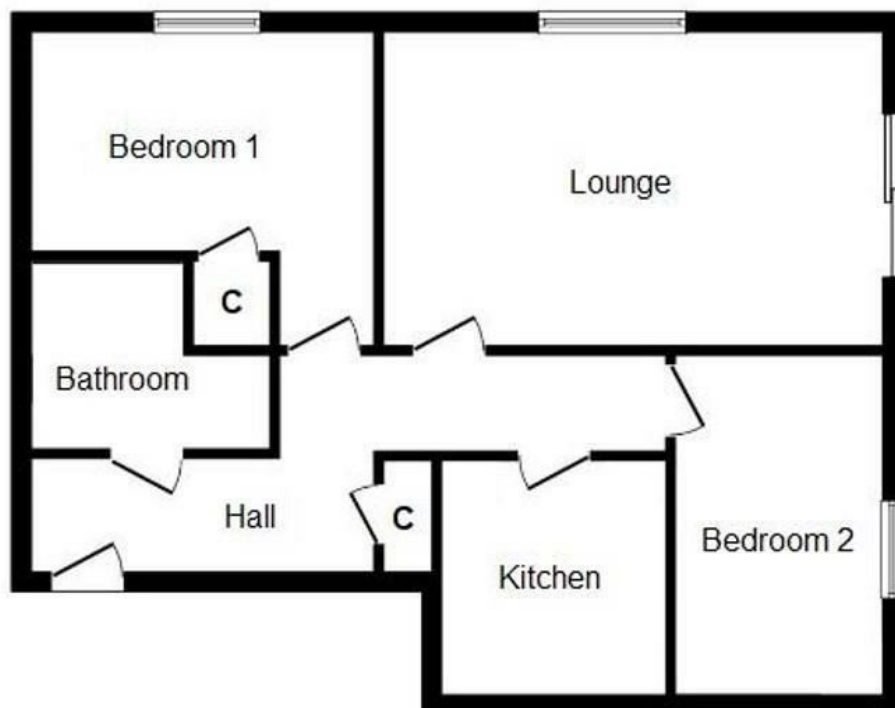
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.



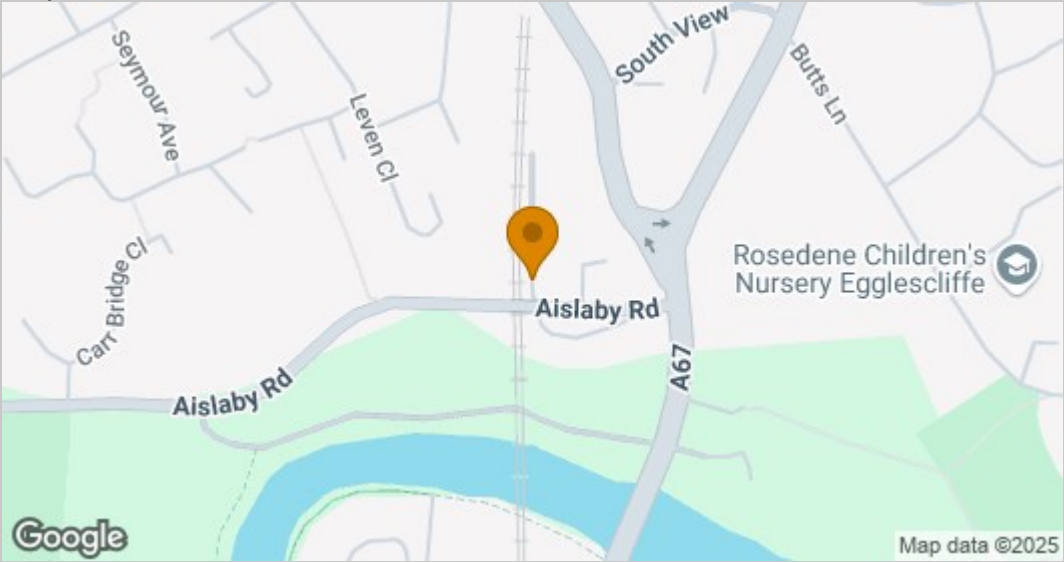
Tel: 01642 248248



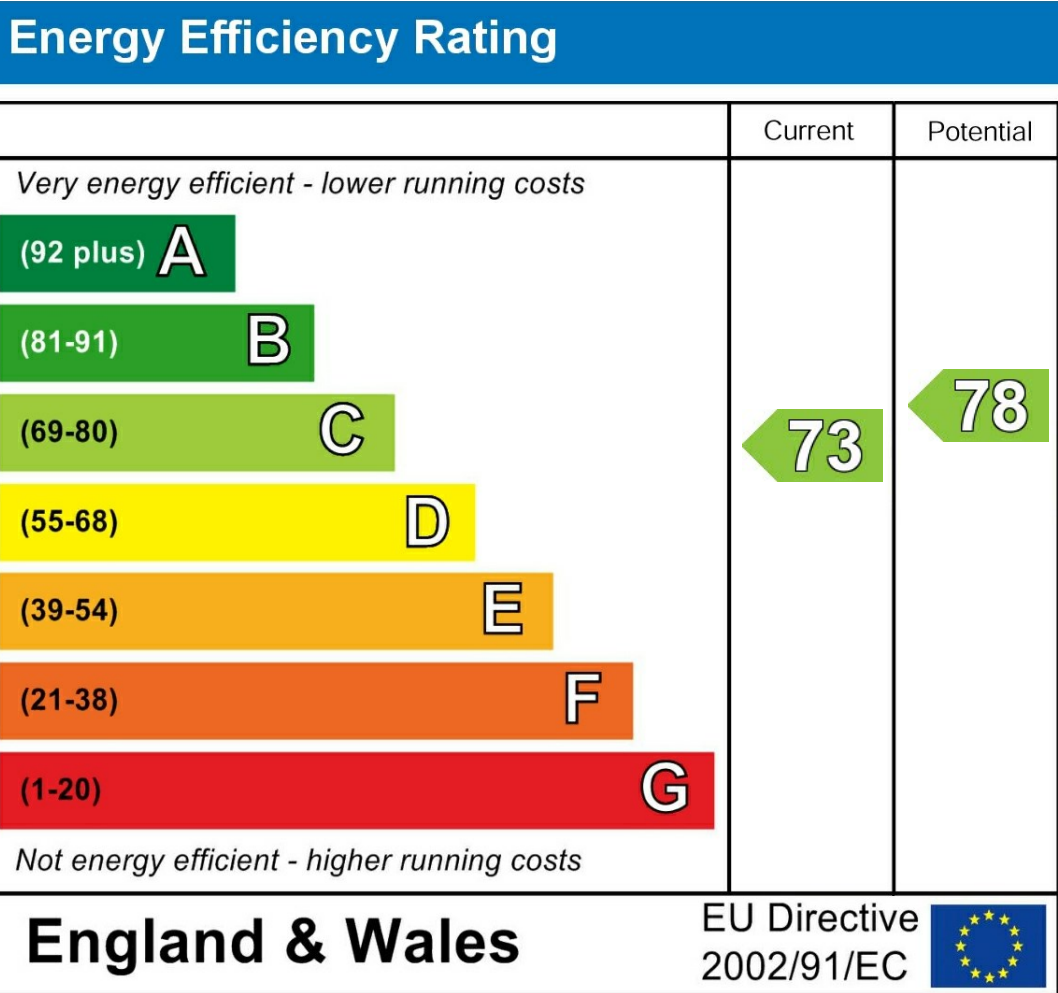
Floor Plan



Map



EPC graph



VIEWING  
Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.