



## Grange Avenue, Grangefield, Stockton-On-Tees, TS18 4PT

**FOR SALE BY MODERN METHOD OF AUCTION!** Set within easy reach of everyday amenities, this extended and mature end of terrace home is ideal for a wide range of buyers, including families, first time purchasers and investors. Offering generous living space and a versatile layout, the property is offered to the market with no onward chain and benefits from double glazing and gas central heating via a Worcester boiler.

Upon entering, you are welcomed by an entrance hallway, a spacious lounge featuring a large bay window that fills the room with natural light, a dining room and a fitted kitchen, which includes the appliances within the sale and provides direct access to the rear garden.

The first floor offers two bedrooms, all providing comfortable accommodation. One bedroom is accessed via a useful study area, making it perfect for a home office, dressing room or nursery. The family bathroom is fitted with a walk-in shower.

Externally, the property continues to impress. To the front is a garden with steps leading to the entrance. The rear garden offers a pleasant outdoor seating space and, beyond a shared access, a further larger garden area, ideal for families or keen gardeners. Additional benefits include a shared driveway and a detached garage providing valuable storage or parking.

Conveniently positioned, the property enjoys close proximity to shops, schools, parks and dining options. Excellent transport links are also nearby, making commuting and travel straightforward.

**Auction Guide £105,000**



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## 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.

## HALL

## LOUNGE

13'2" x 11'2" (4.01m x 3.40m)

## KITCHEN

15' x 7'10" (4.57m x 2.39m)

## DINING ROOM

12' x 11'10" (3.66m x 3.61m)

## LANDING

## BEDROOM ONE

13'4" x 11'1" (4.06m x 3.38m)

## BEDROOM TWO

11'10" x 9' (3.61m x 2.74m)

## STUDY ROOM

6'2" x 5'11" (1.88m x 1.80m)

## BATHROOM

7'10" x 7'9" (2.39m x 2.36m)

## 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.

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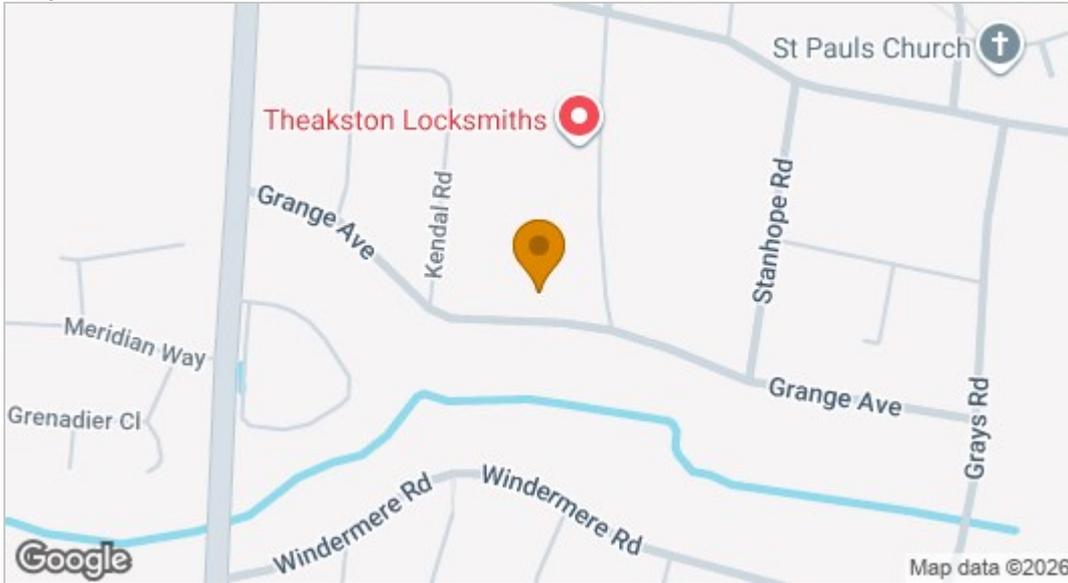
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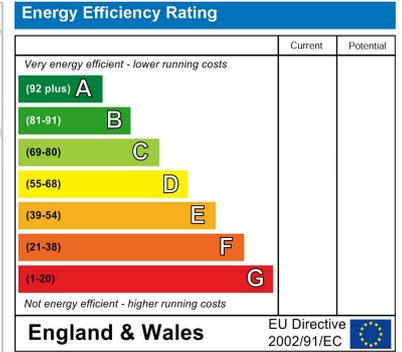




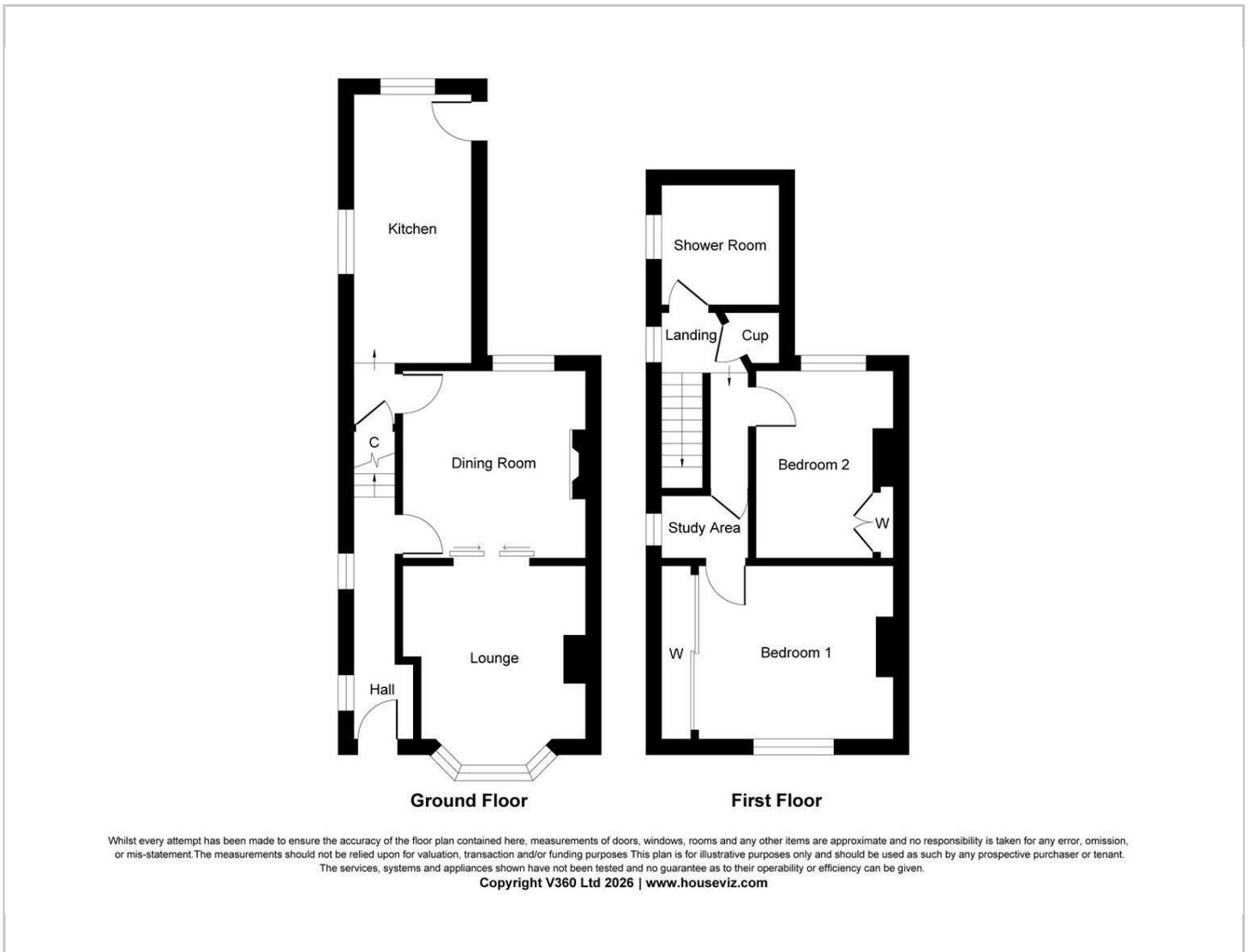
## Map



## EPC graph



## Floor Plan



## VIEWING

Please contact us on 01642 615657 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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