



Bishopton Road, Stockton-On-Tees, TS19 0AW

**FOR SALE BY MODERN METHOD OF AUCTION!**

An extensively improved large three bedroom terrace house offering modern living but retaining much of its original character. The newly upgraded accommodation is entered by the vestibule/hall with open spindle stairs. Ground floor areas also include two reception rooms, a large kitchen with oven and hob, and a shower room/WC. Upstairs there are three bedrooms and an attractively fitted bathroom. Combi gas central heating is fitted and windows are double glazed. Externally there is a forecourt front garden enclosed by a brick wall and a rear yard.

This property is ready to move into and is offered for sale with no onward chain. Ideally located close to shops, schools, bus/train routes and local amenities.

Auction Guide £73,000



**HALLWAY**

**LOUNGE**

17'1" x 12'8" (5.21m x 3.86m)

**KITCHEN**

15'2" x 8' (4.62m x 2.44m)

**DINING ROOM**

14'2" x 10'8" (4.32m x 3.25m)

**SHOWER ROOM**

8'5" x 3'11" (2.57m x 1.19m)

**LANDING**

**BEDROOM ONE**

15'7" x 13'5" (4.75m x 4.09m)

**BEDROOM TWO**

14'4" x 9'4" (4.37m x 2.84m )

**BEDROOM THREE**

8'4" x 8' (2.54m x 2.44m)

**BATHROOM**

7'4" x 5'2" (2.24m x 1.57m)

**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**

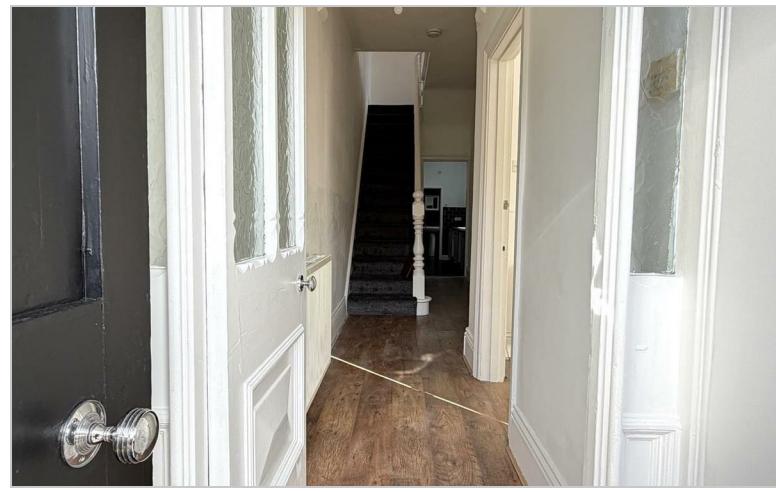
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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

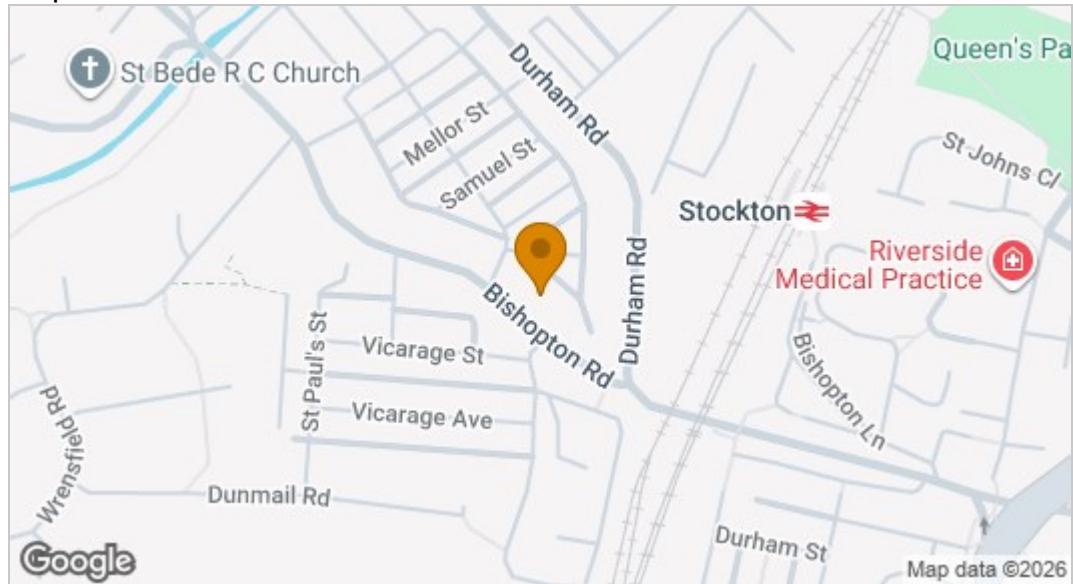
A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

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.



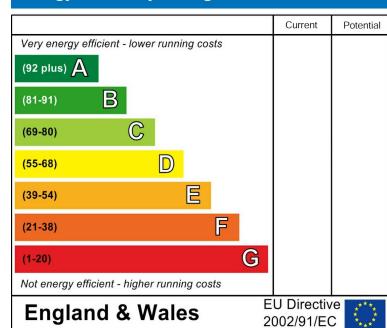


## Map



## EPC graph

### Energy Efficiency Rating



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.