

APPLEBY ROAD, BILLINGHAM, TS23 2HU



FOR SALE BY AUCTION

***** Taking Bids Now *****



- ▲ Three Bedroom Mid Terrace
- ▲ Can be Sold with a Tenant in Situ or Chain Free Sale
- ▲ Front Lounge, Breakfast Room & Kitchen
- ▲ Two Double Bedrooms & Roomy Single

- ▲ Bathroom with Modern White Suite
- ▲ Cul-De-Sac Position
- ▲ Gas Central Heating & UPVC Double Glazed Windows

Guide Price £99,950

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*** For Sale By Auction *** TAKING BIDS NOW *** Option 2 ***
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Set in the corner of a cul-de-sac, this three bedroom mid terrace home can be sold with a tenant in situ or with a chain free sale.

Comprising entrance hall, front lounge with feature cast iron fireplace, breakfast room and kitchen on the ground floor. The first floor has two large bedrooms with built-in wardrobes, roomy single and bathroom. Outside there are front and rear gardens.

Other features include gas central heating with combi boiler and UPVC double glazed windows.

GROUND FLOOR

ENTRANCE HALL

With UPVC double glazed entrance door, woodgrain effect laminate flooring, radiator, and staircase to the first floor.

LOUNGE - 3.86m (12'8") excluding bay x 4.1m (13'5")
 Feature cast iron fire, radiator, and bay window.

BREAKFAST AREA - 3.05m x 2.34m (10' x 7'8")
 With woodgrain effect laminate flooring and radiator.

KITCHEN - 3.96m x 3.05m (13' x 10')
 Fitted with a range of white wall, drawer, and floor units with complementary marble effect work surface, sink with mixer tap and drainer, range cooker, plumbing for washing machine, tile effect vinyl flooring and UPVC door to the rear garden.

FIRST FLOOR

LANDING

With access to the loft and airing cupboard housing the combination boiler.

BEDROOM ONE - 5.38m (17'8") (max) x 3.73m (12'3") (max)
 With radiator and built-in wardrobe.

TO VIEW: Tel: 01642 955140
 10 Town Square, Billingham, TS23 2LY

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BEDROOM TWO - 4.11m (13'6") into recess x 3.1m (10'2")

With radiator and built-in wardrobes.

BEDROOM THREE - 1.93m x 2.84m (6'4" x 9'4")

With radiator and over stairs storage cupboard.

BATHROOM

Fitted with a white three-piece suite comprising P' shaped bath with shower over and glass shower screen, wash hand basin with mixer tap, WC, fully tiled walls, and tile effect vinyl flooring.

EXTERNALLY

GARDENS

To the front there is a concrete pathway to the entrance door, lawn, mature bush borders and alleyway access leads to the rear garden with flagstone patio area, brick built outbuildings and lawn.

AUCTION HOUSE DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

DISCLAIMER - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

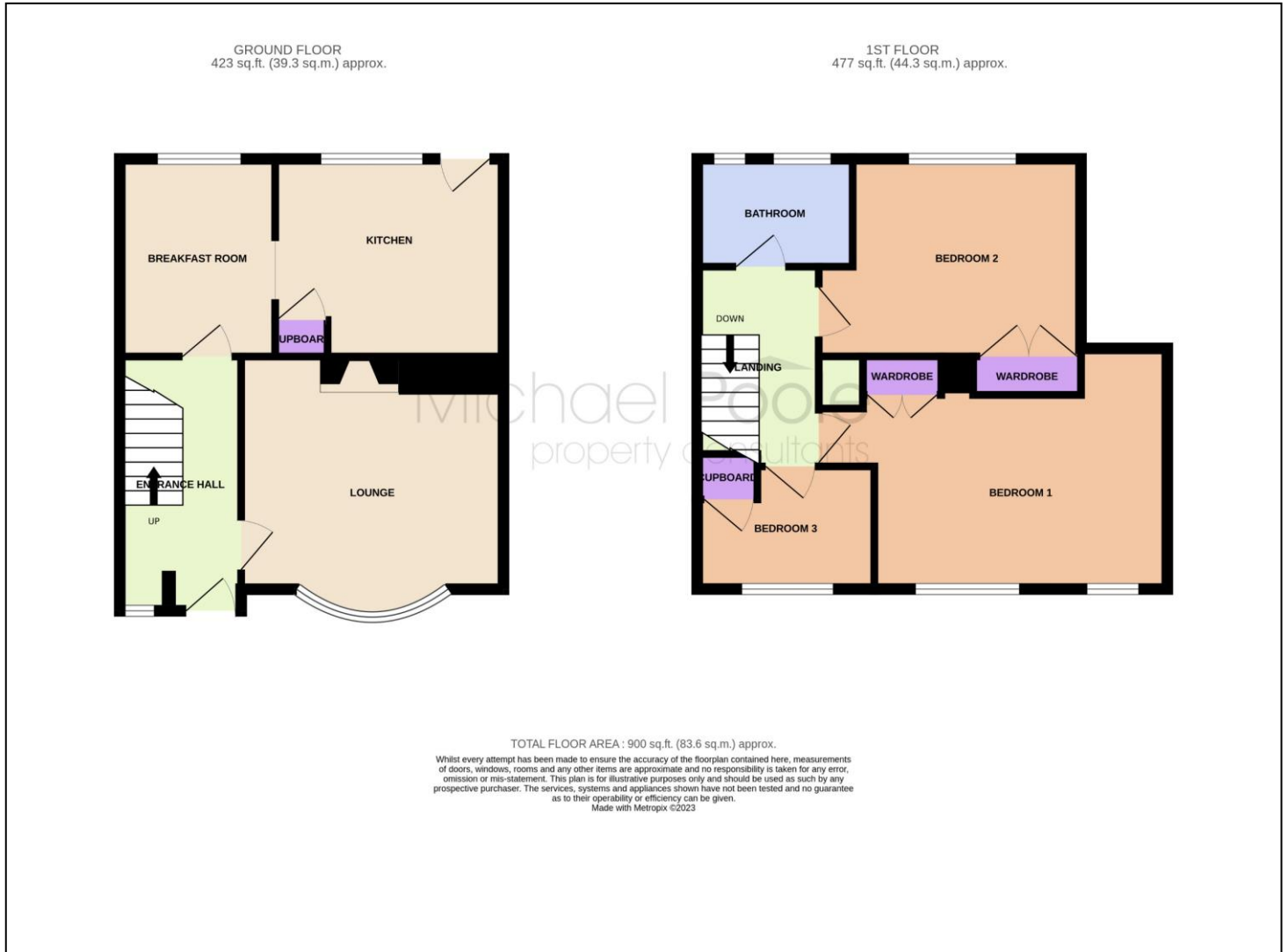
AGENTS REF: - MH/LS/BIL230341/29092023

Council Tax Band: A **Tenure:** Freehold

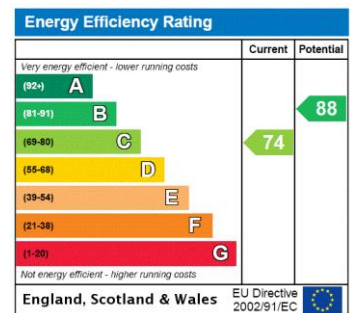
TO VIEW: Contact our Billingham office on

Tel: **01642 955140**





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