

**TAMWORTH ROAD, BILLINGHAM, TS23 2AX**



***FOR SALE BY AUCTION***

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



- ▲ Chain Free Sale
- ▲ One Bedroom First Floor Flat
- ▲ Lounge & Kitchen
- ▲ Bathroom with White Suite
- ▲ Needing a General Course of TLC
- ▲ Westerly Facing Garden

**Guide Price £36,500**

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\*\*\* For Sale By Auction \*\*\* TAKING BIDS NOW \*\*\* Option 2 \*\*\*  
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This one bedroom first floor apartment in need of a general course of TLC comes to the market with a chain free sale and would suit someone looking to downsize or a first-time buyer looking to get on the ladder.

Comprising entrance hall, lounge, double bedroom, kitchen, and bathroom.

Other attractions include a westerly facing garden, brick-built storage shed, wooden double glazed windows and exterior doors and central heating with combi boiler.

It is definitely worthy of a few moments of your time for a viewing.

### **GROUND FLOOR**

**ENTRANCE HALL** - With UPVC double glazed entrance door, radiator, and staircase to the first floor.

### **FIRST FLOOR**

**LANDING** - With storage cupboard.

**LOUNGE** - 4.65m (15'3") x 3.18m (10'5") into alcove  
With radiator.

**BEDROOM** - 4.65m (15'3") into recess x 2.67m (8'9")  
With radiator and airing cupboard housing the combination boiler.

**KITCHEN** - 3.43m x 1.83m (11'3" x 6')  
Fitted with a range of wall, drawer, and floor units with complementary marble effect work surface, plumbing for washing machine, point slot in cooker, stainless steel sink, radiator, storage cupboard and part tiled walls.

**BATHROOM** - Fitted with a white three-piece suite comprising panelled bath, pedestal wash hand basin, WC, radiator, and electric extractor fan.

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

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**EXTERNALLY**

A concrete pathway leads to the entrance door and there is gated access to the westerly facing rear garden with lawn and brick built storage shed.

**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.

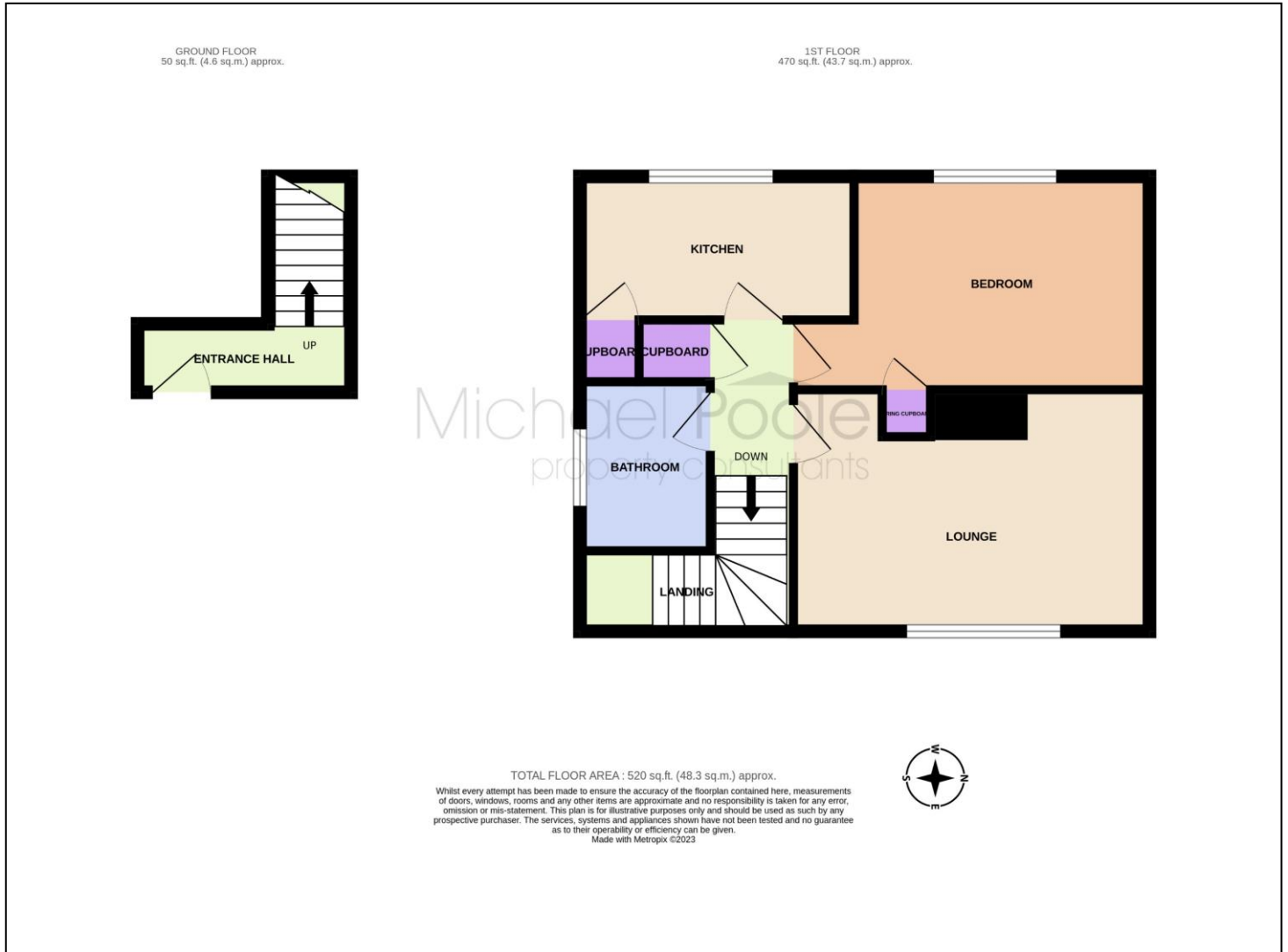
**DISCLAIMER** - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve 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/BIL230461/30102023

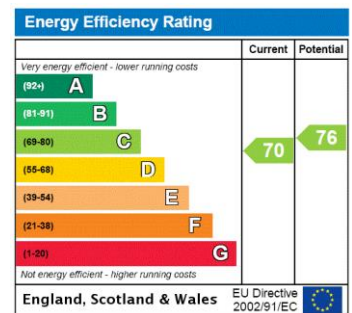
**Council Tax Band:** A      **Tenure:** Leasehold

**TO VIEW:** Contact our Billingham office on  
Tel: **01642 955140**





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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