

BALMORAL AVENUE, BILLINGHAM, TS23 2HS



FOR SALE BY AUCTION
Thursday 30th May 2024



- ▲ Offered to The Market with a Chain Free Sale
- ▲ Three Bedroom Mid Terrace Home
- ▲ In Need of Modernisation
- ▲ SOUTH FACING Rear Garden
- ▲ UPVC Double Glazing
- ▲ Cul-De-Sac Position

Guide Price £100,950

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*** For Sale By Auction *** LIVE ONLINE AUCTION *** Thursday
30th May 2024 *** Option 2 ***
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This three-bedroom mid terrace house in a cul-de-sac position is perfect for a first-time buyer or someone looking to put their own stamp on a property. It features a SOUTH facing rear garden, kitchen/diner and is offered to the market with a chain free sale.

Comprising entrance hall, front lounge with back boiler and kitchen diner. The first floor has a large bedroom as it goes over the alleyway, another double bedroom, roomy single, bathroom and separate WC. Outside there is a front garden and a south facing rear garden.

GROUND FLOOR

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

LOUNGE - 4.52m (14'10") into bay window x 3.68m (12'1")
With bay window, woodgrain effect laminate flooring, radiator and living flame gas fire with back boiler.

KITCHEN DINER - 5.74m (18'10") reducing to 3.68m (12'1") x 3.5m (11'6") reducing to 2.77m (9'1")

Fitted with a range of wood wall, drawer, and floor units with complementary wood effect work surface, stainless steel sink with drainer, slot in electric cooker, plumbing for washing machine, vinyl flooring, radiator, and UPVC door to the rear garden.

FIRST FLOOR

LANDING - With access to the loft.

BEDROOM ONE - 5.03m (16'6") (max) x 3.63m (11'11") (max)
With radiator, woodgrain effect laminate flooring, and built-in wardrobe.

BEDROOM TWO - 3.76m (12'4") into recess x 3.48m (11'5")
With radiator, woodgrain effect laminate flooring and built-in wardrobe.

BEDROOM THREE - 2.6m x 2.41m (8'6" x 7'11")
With radiator, woodgrain effect laminate flooring and cupboard over the stairs.

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10 Town Square, Billingham, TS23 2LY

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BATHROOM - Fitted with a white two-piece suite comprising panelled bath with mixer tap and shower attachment and wash hand basin.

SEPARATE WC - With WC.

EXTERNALLY

GARDENS - To the front there is a concrete path to the entrance door and a lawned garden with hedge borders. Alleyway access leads to the southerly facing rear garden with concrete patio area, lawn, outside brick-built storage and outside tap.

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/BIL240028/29012024

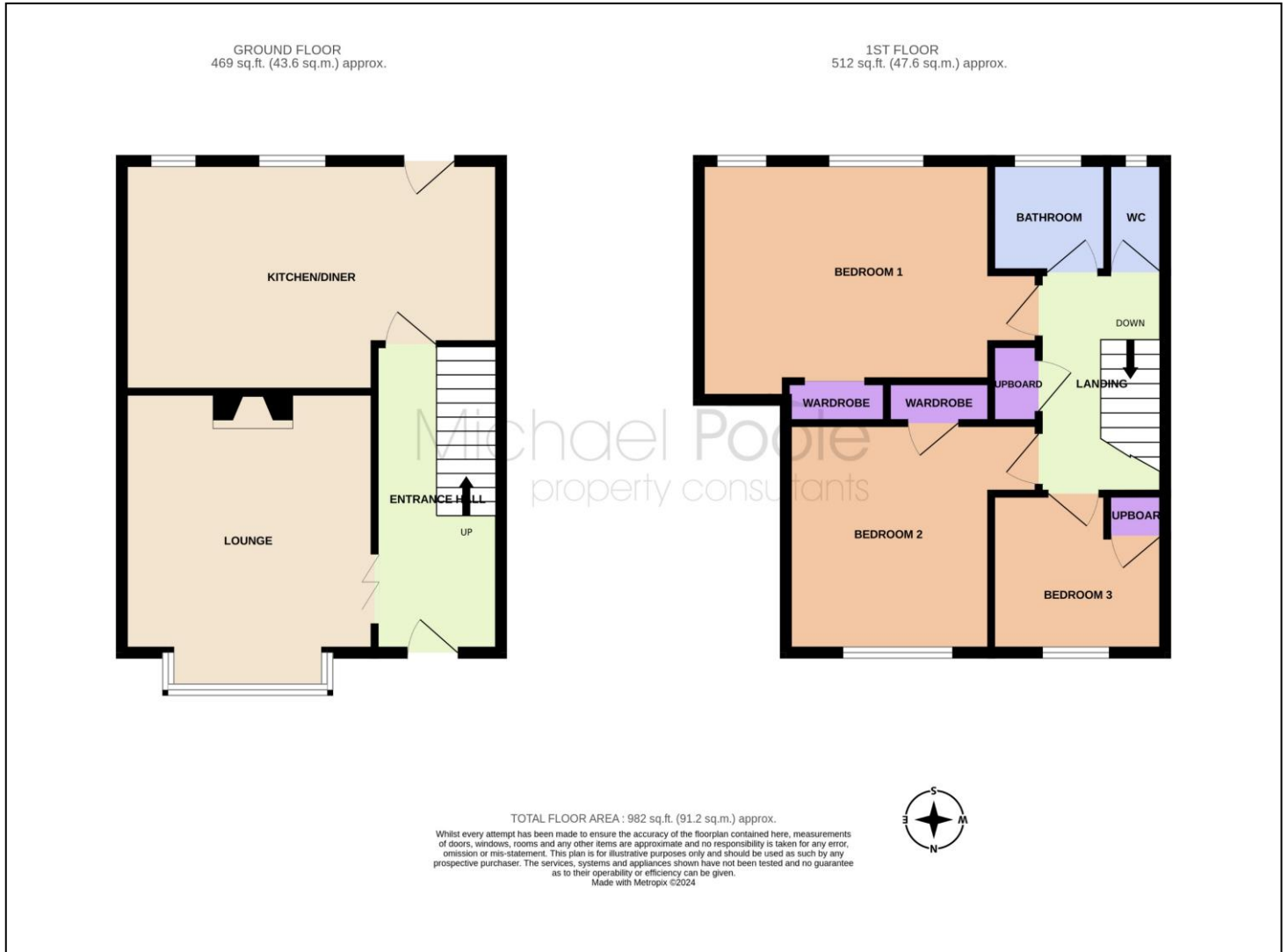
Council Tax Band: A **Tenure:** Freehold

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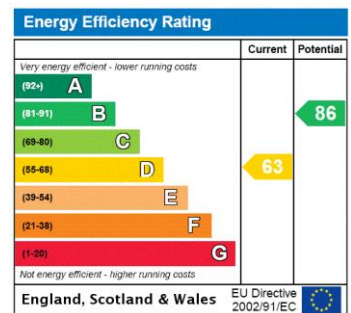








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