

ABERDARE ROAD, GRANGETOWN, TS6 7PB



FOR SALE BY AUCTION

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



- ▲ Available FOR SALE with The BENEFIT of NO ONWARD CHAIN
- ▲ A Spacious Three Bedroom End of Terrace Property
- ▲ Enjoying A Well Positioned Plot Within This Established TS6 Residential Area
- ▲ Spacious Lounge with Feature Fire
- ▲ Generous Kitchen with A Range of Fitted Units
- ▲ Useful Ground Floor Cloakroom/WC
- ▲ Three First Floor Bedrooms & Bathroom with Three Piece Suite
- ▲ Lawned Front & Rear Gardens with New Fencing & Brick Built External Storage
- ▲ Gas Central Heating System & Double Glazing
- ▲ Located close to Transport Links, Schooling & Local Amenities

Guide Price £58,500

www.michaelpoole.co.uk

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*** For Sale By Auction *** Taking Bids Now *** Option 2 ***
www.agentspropertyauction.com

Available for sale with the benefit of no onward chain, a spacious three bedroom end of terrace property enjoying a well-positioned plot within this established ts6 residential area.

GROUND FLOOR

HALLWAY

LIVING ROOM - 3.02m x 6.4m (9'11" x 21')

KITCHEN - 3.12m x 3.12m (10'3" x 10'3")

CLOAKROOM/WC

FIRST FLOOR

LANDING

BEDROOM ONE - 3.05m x 3.96m (10' x 13')

BEDROOM TWO - 3.25m x 2.92m (10'8" x 9'7")

BEDROOM THREE - 3.05m x 2.34m (10' x 7'8")

BATHROOM - 1.27m x 2.62m (4'2" x 8'7")

EXTERNALLY

GARDENS - To the front there is a lawned garden and to the rear there is a private enclosed rear garden laid to lawn with patio area and brick built external storage.

TO VIEW: Tel: 01642 955180
129 High Street, Eston, TS6 9JD

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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: - JF/LS/RED230908/04102023

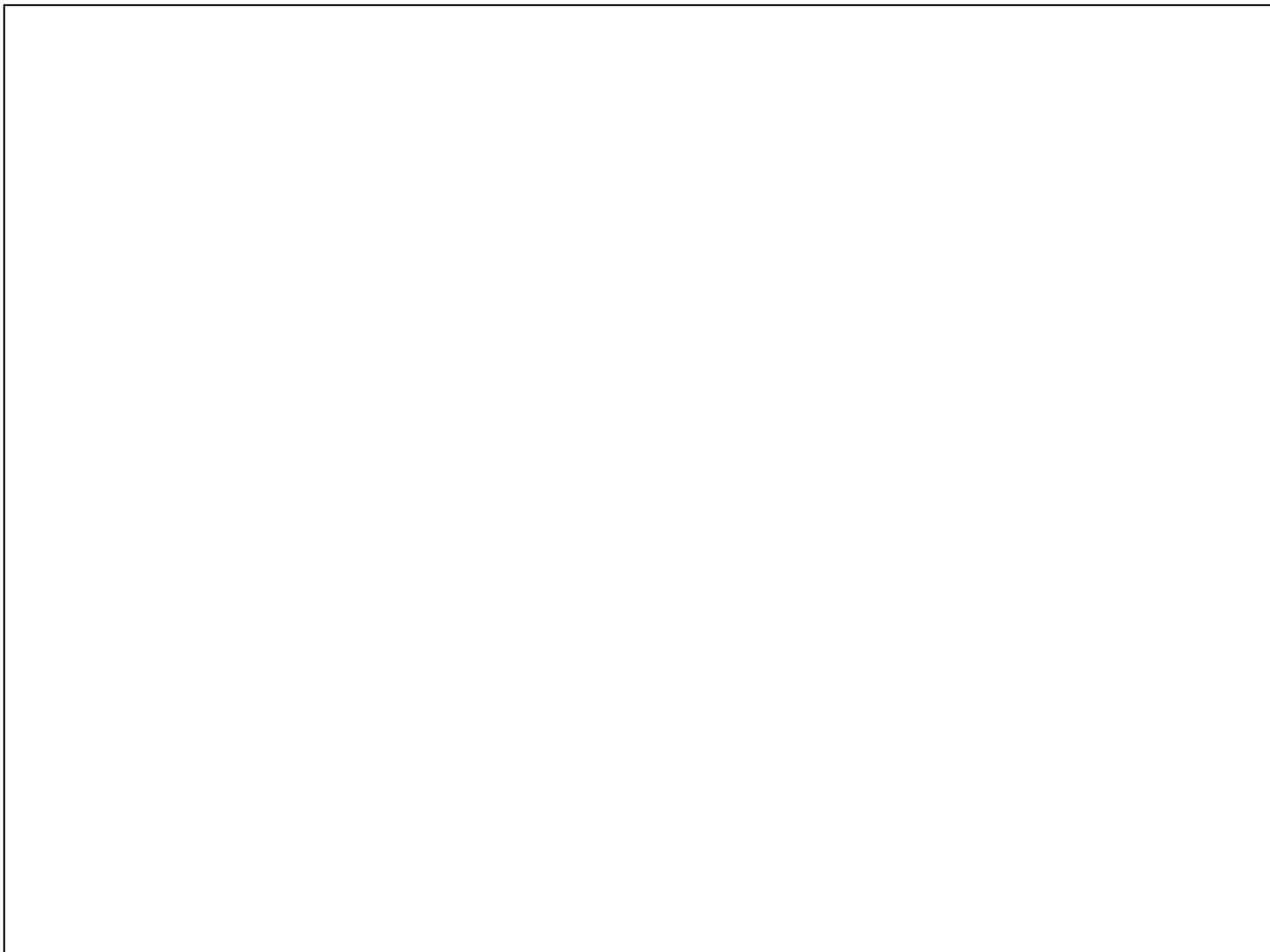
Council Tax Band: A **Tenure:** Freehold

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Tel: **01642 955180**

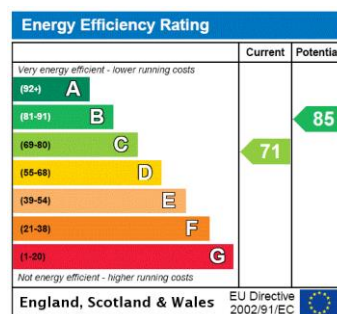


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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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