

HILLCREST AVENUE, FAIRFIELD, STOCKTON-ON-TEES, TS18 5AF



FOR SALE BY AUCTION

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



- ▲ Detached House
- ▲ Three Bedrooms
- ▲ Large Spacious Lounge
- ▲ Cloakroom/WC
- ▲ Double Width Driveway & Garage
- ▲ South Facing Rear Garden
- ▲ Head of Cul-De-Sac
- ▲ No Onward Chain

Guide Price £159,950

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*** For Sale By Auction *** Taking Bids Now *** Option 2 ***
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A unique detached house at the head of this Fairfield cul-de-sac which offers huge potential. With some flare and style this could be a beautiful family home.

The accommodation flows in brief, entrance hall, WC, dining room, kitchen, lounge, three bedrooms and bathroom.

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM/WC

KITCHEN - 4.52m (14'10") x 3m (9'10") reducing to 1.55m (5'1")

LOUNGE - 6.63m x 3.63m (21'9" x 11'11")

DINING ROOM - 3.66m (12') into bay x 3.63m (11'11")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.94m (12'11") into bay x 3.66m (12')

BEDROOM TWO - 3.6m x 3.02m (11'10" x 9'11")

BEDROOM THREE - 2.62m x 1.85m (8'7" x 6'1")

LOFT SPACE - 4.34m x 2.8m (14'3" x 9'2")

BATHROOM - 2.62m x 2.6m (8'7" x 8'6")

TO VIEW: Tel: 01642 355000
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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EXTERNALLY

GARAGE - 4.65m x 2.36m (15'3" x 7'9")

PARKING & GARDENS

Externally, to the front is off road parking for two vehicles, plus a single garage, and to the rear is a South facing garden which is mainly laid to lawn and has a paved patio area.

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: - LJ/LS/STO200070/24032023

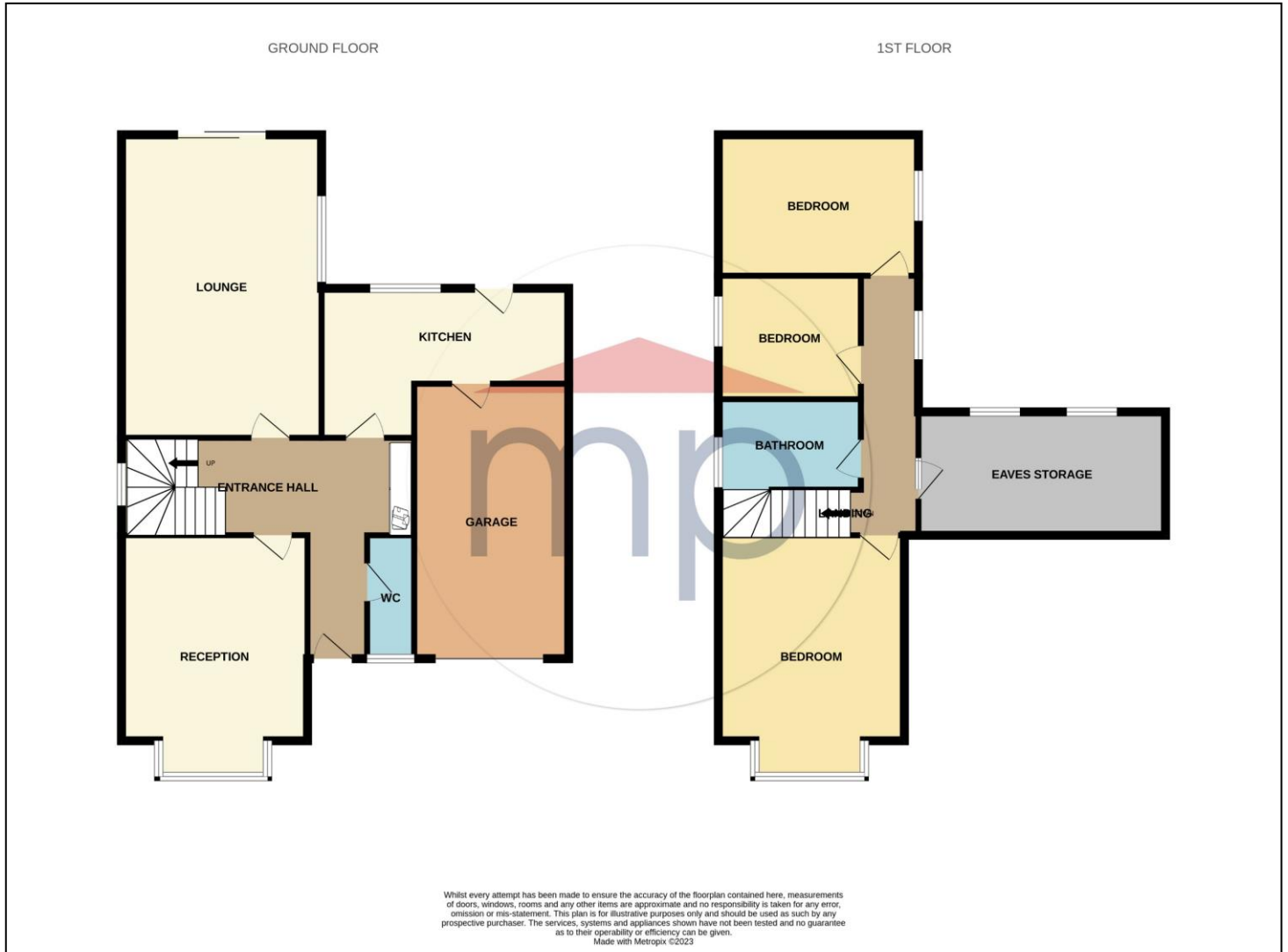
Council Tax Band: C **Tenure:** Freehold

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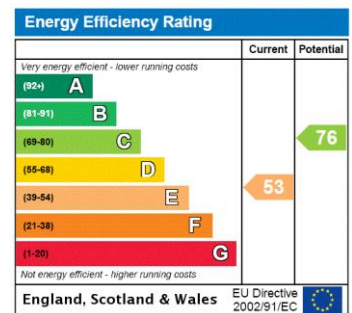


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information,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