

ORCHARD MEWS, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0PQ



FOR SALE BY AUCTION **Thursday 30th May 2024**



- ▲ A Spacious Two Bedroom Second Floor Apartment, Sensibly Priced for An Early Sale
- ▲ Set Within This Popular Modern Development, Well Placed for Access to A Range of Local Amenities
- ▲ Open Plan Lounge/Diner with Direct Access to The Kitchen & Having Double Doors to The Balcony
- ▲ Kitchen with A Good Range of Fitted Units & Integrated Appliances
- ▲ Two Bedrooms with The Master Having Fitted Wardrobes & An En-Suite Shower Room
- ▲ Bathroom with White Three-Piece Suite & Shower Over the Bath
- ▲ Underfloor Heating System & Double Glazing
- ▲ Allocated Car Parking Space with Additional Visitor Spaces
- ▲ Of Interest to A Variety of Prospective Buyers
- ▲ Viewing Comes Highly Recommended

Guide Price £130,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION ***Thursday
30th May 2024 *** Option 1 ***
www.agentspropertyauction.com

Of interest to a variety of prospective buyers, a spacious two-bedroom second floor apartment sensibly priced for an early sale and set within this popular modern development, well placed for access to a range of local amenities. Viewing comes highly recommended.

The property is currently being sold with a Tenant in situ. The current agreement ends on 10th January 2025. Rental: pcm £1,000.

GROUND FLOOR

Secure ground floor entrance with staircase to the upper floors.

ACCOMMODATION

HALLWAY - With entrance door and built-in storage cupboard.

LOUNGE/DINER - 4.67m (15'4") x 4.3m (14'1") reducing to 3.2 (10'6")

With double glazed window and double-glazed French doors opening to the balcony.

KITCHEN - 3.86m x 2.06m (12'8" x 6'9")

Offering a good range of fitted units with complementary worktops incorporating a stainless-steel sink unit. Built-in oven and ceramic hob with an extractor fan. Integrated fridge/freezer, dishwasher and washing machine.

BEDROOM ONE - 3.7m (12'2") x 3.66m (12') reducing to 2.64m (8'8")

Fitted wardrobes, double glazed window and downlighting.

EN-SUITE SHOWER ROOM - Part tiled and providing a double shower enclosure, wash hand basin in vanity unit and semi-recessed low-level WC.

BEDROOM TWO - 3.7m (12'2") x 2.74m (9') reducing to 2.3m (7'7")

With double glazed window.

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BATHROOM - Panelled bath with shower above and screen, pedestal wash hand basin and low-level WC. Part tiled walls and downlighting.

EXTERNALLY

PARKING - Allocated car parking space together with additional visitor spaces.

AGENTS NOTES: - The property is currently being sold with a Tenant in situ. The current agreement ends on 10th January 2025. Rental: Per calendar month: £1,000.

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: - DC/LS/YAR230352/02112023

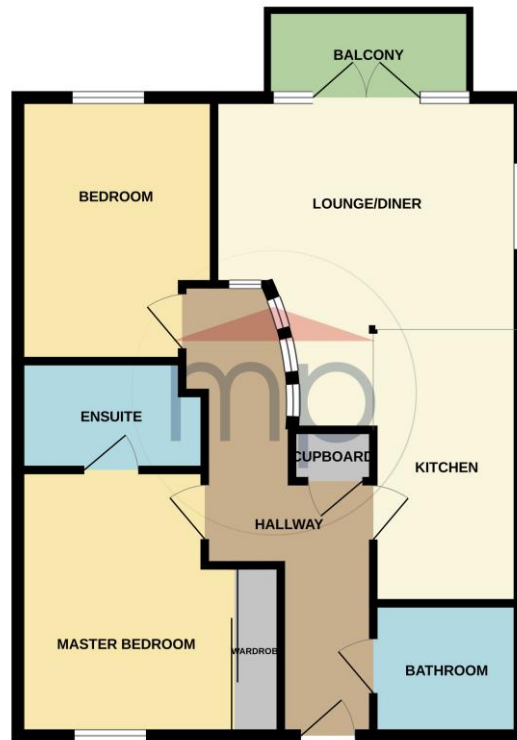
Council Tax Band: D **Tenure:** Leasehold

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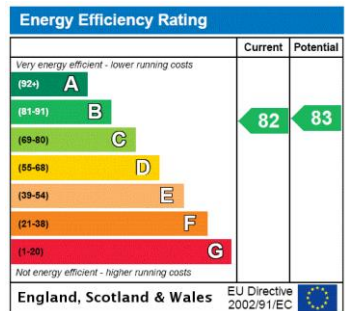
GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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