Denbigh Road,BILLINGHAM TS23 2AZ

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welcome to

Denbigh Road, BILLINGHAM

This generously sized, four bedroom, end of terrace property offers excellent potential and would make a great choice for first time buyers, upsizers or families.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Double glazed door and window to front, built in understairs storage cupboard, laminate flooring, door to lounge, kitchen and downstairs WC.

Cloakroom

Low level WC, vinyl flooring, radiator, double glazed window to side.

Lounge

Double glazed window to front and rear, feature fireplace, TV point, laminate flooring, coving, 2 radiators, door into kitchen.

Kitchen

Cream wall and base units and roll edge worktops, stainless steel sink/drainer with mixer tap, space for cooker, plumbing for washing machine, space for fridge freezer, built in pantry, part tiled walls, vinyl flooring, double glazed window to rear, door to utility.

Utility Room

Built in storage cupboard, roll edge working surface, plumbing for dish washer, double glazed door to side.

First Floor Landing

Loft access.

Bedroom 1

Double glazed window to front, built in storage cupboard, radiator.

Bedroom 2

Double glazed window to front, built in storage cupboard, radiator.

Bedroom 3

Double glazed window to rear, radiator.

Bedroom 4

Double glazed window to rear, radiator.

Bathroom
Shower, wet room flooring, low level WC, pedestal wash hand basin, part tiled walls, double glazed window to rear.

Externally

Front
Block paved and lawned frontage.

Rear Garden
Gated access, enclosed, laid to lawn and patio with 2 mature fruit trees, garden shed, outdoor tap.

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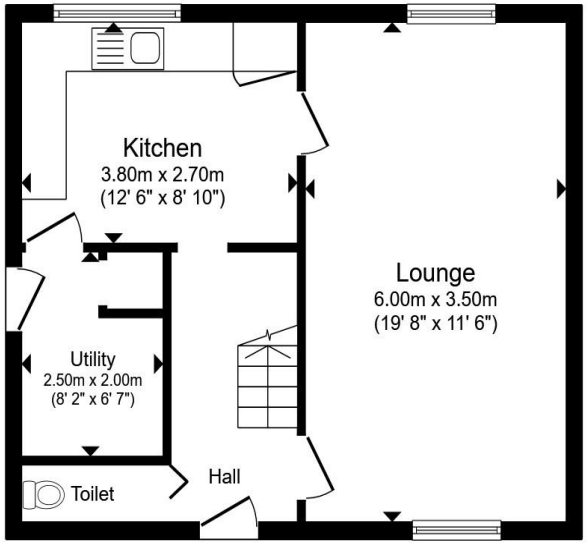
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- UTILITY ROOM
- CLOAKROOM

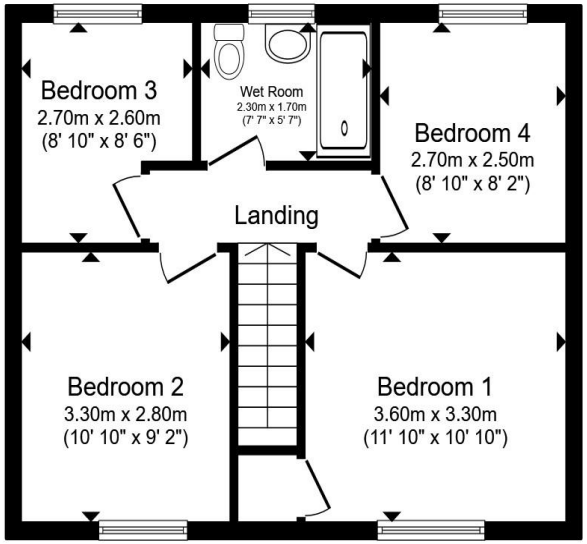
Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£90,000



Ground Floor



First Floor

Total floor area 89.1 m² (959 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
BIL109332 - 0003

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