



**Burringham Road, Stockton-On-Tees TS20 1RN**

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## **Burringham Road, Stockton-On-Tees**

Two bedroom semi detached bungalow in a popular area of Stockton. Lounge, diner, open plan kitchen and conservatory. Garden with garage and large driveway. In need of modernisation with great potential. Close to Norton High Street and A19 access.

### **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 Porch**

UPVC

### **Entrance Hall**

Radiator, cupboard housing boiler

### **Lounge**

11' 8" x 14' 2" ( 3.56m x 4.32m )

Radiator, window to front, door to dining room

### **Dining Room**

Radiator, double doors to conservatory

### **Kitchen**

15' 9" x 9' 9" ( 4.80m x 2.97m )

Range of wall and base units, window to rear, door to rear, sink, recess for appliances

### **Conservatory**

10' 1" x 6' 9" ( 3.07m x 2.06m )

Radiator, double doors to dining room

### **Bedroom 1**

12' 5" x 10' 3" ( 3.78m x 3.12m )

Window to front, two radiators, built-in wardrobes, cupboard

### **Bedroom 2**

8' 10" x 10' 5" ( 2.69m x 3.17m )

Radiator, window to rear, built-in bed units

### **Bathroom**

Shower cubicle, low level WC, wash hand basin, window to side, tiled, cladding

### **Loft Space**

Fully boarded, ladder access

### **Rear Garden**

Patio, laid to lawn, greenhouse, shed, access to garage, side gate





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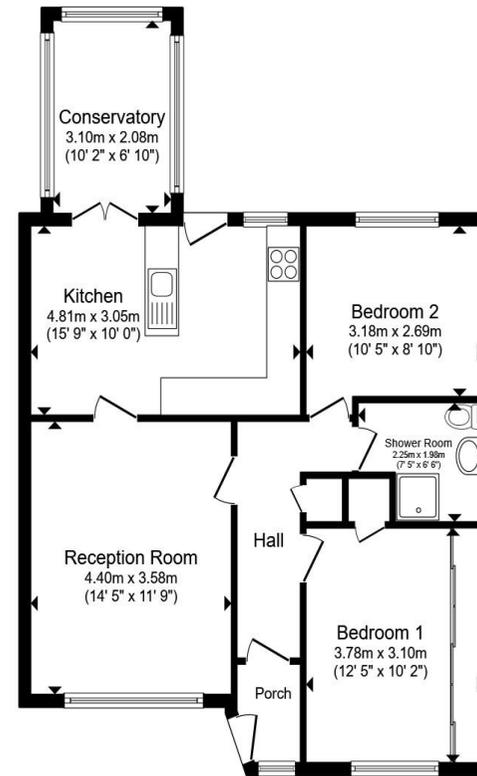
## Burringham Road, Stockton-On-Tees

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- BUNGALOW
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

guide price

**£150,000**



Total floor area 72.8 m<sup>2</sup> (784 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](http://www.propertybox.io)

  
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Property Ref:  
STO115745 - 0002

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