



Castleton Road, TS18 3LP
2 Bed - House - End Terrace
Starting Bid £50,000

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

An ideal opportunity for rental investor or young family looking for a project, to purchase this two bedroom end terrace house situated on a corner plot. The property which has plenty of potential and could be extended to the side and rear, subject to the necessary planning permission, offers accommodation comprising of entrance hallway, lounge, kitchen/dining area, family room, conservatory, two bedrooms and shower room/WC. In addition the property has a single garage, ample on site parking and a good size rear garden. The property benefits from gas central heating, cavity wall insulation and viewing is recommended.



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ENTRANCE

Via uPVC double glazed entrance door with stairs leading to landing, door leading into lounge.

LOUNGE

13'8 x 11'8 (4.17m x 3.56m)

uPVC double glazed window to the front elevation, single radiator, door leading into kitchen/dining area

KITCHEN/DINING AREA

14'11 x 7'11 (4.55m x 2.41m)

A fitted kitchen with a range of units incorporating a stainless steel sink unit with single drainer, space for fridge freezer, leading into dining area

DINING AREA

Double glazed window to the side elevation, single radiator, built in storage cupboard housing a wall mounted boiler which provides heating and hot water to the property

FAMILY

With doors leading to conservatory and door leading to utility.

UTILITY

With plumbing for washing machine and door leading to cloaks/WC.

CLOAKS/WC

Low level WC, uPVC double glazed window to the rear elevation.

CONSERVATORY

uPVC double glazed windows to the rear and side elevations and door leading to rear garden.

LANDING

Which is approached via stairs from entrance hallway with uPVC double glazed window to the side elevation, doors leading to bedrooms 1,2 and shower room/WC

BEDROOM ONE

11'11 x 11'9 (3.63m x 3.58m)

uPVC double glazed window to the front elevation, double radiator.

BEDROOM TWO

9'7 x 9'5 (2.92m x 2.87m)

uPVC double glazed window to the rear elevation, single radiator.

SHOWER ROOM/WC

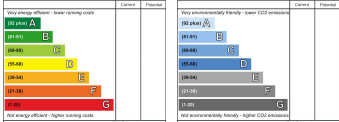
With suite comprising of walk in shower area, wash hand basin, low level WC, double glazed window to the rear elevation.

OUTSIDE

To the front there is an easily maintained front garden which is enclosed by timber fencing and hedging with graveled area and driveway leading in turn to garage. The rear garden is an extensive area enclosed by timber fencing, which has a graveled area, paved patio area, laid to lawn area and in our opinion a viewing is highly recommended in order to appreciate the potential of the accommodation on offer.

GARAGE

With electric up and over door and door leading to side access.



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