



**Lilac Road, TS19 0JQ**  
**2 Bed - House - Semi-Detached**  
**Starting Bid £40,000**

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.

A two bedroom end terrace house which has plenty of potential offering accommodation comprising of entrance hallway, lounge, kitchen/dining area, landing, two bedrooms and bathroom/WC. The property benefits from gas central heating, uPVC double glazing and has gardens to the front and rear. In addition to a driveway space to the rear. The property has plenty of potential and early viewing is highly recommended in order to avoid disappointment.



**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



## Lilac Road, TS19 0JQ

### ENTRANCE HALLWAY

Via double glazed entrance door with stairs leading to landing and doors leading into lounge and kitchen/dining area.

### LOUNGE

16'8 x 10'7 (5.08m x 3.23m)

uPVC double glazed windows to the front and rear elevations, single radiator.

### KITCHEN/DINING AREA

16'8 x 8'10 (5.08m x 2.69m)

A fitted kitchen with a range of units incorporating a worktop with inset stainless steel sink unit with mixer tap and single drainer, plumbing for washing machine, space for fridge freezer, uPVC double glazed window to the rear elevation, leading through to dining area.

### DINING AREA

With uPVC double glazed window to the front elevation, single radiator, door leading into side access.

### LANDING

Which is approached via stairs from entrance hallway with doors leading to bedrooms 1,2 and bathroom/WC.

### BEDROOM ONE

16'8 x 9'0 (5.08m x 2.74m)

Two uPVC double glazed windows to the front elevations, built in airing cupboard, built in storage cupboard housing a wall mounted boiler which provides heating and hot water to the property (Conventional system)

### BEDROOM TWO

10'3 x 8'9 (3.12m x 2.67m)

uPVC double glazed window to the side elevation, laminate flooring, fitted wardrobes.

### BATHROOM/WC

With bathroom suite comprising of bath with over bath shower, pedestal wash hand basin, low level WC, uPVC double glazed window to the rear elevation, single radiator.

### OUTSIDE

To the front there is a front garden which is stocked with various plants and shrubs with a shared access driveway which in turn leads to the rear parking space. There is also a good size garden which has a hard standing area, two laid to lawn areas and double gated access opening onto a rear parking space.



| Energy Efficiency Rating        |           | Environmental Impact (CO <sub>2</sub> ) Rating        |           |
|---------------------------------|-----------|---|-----------|
| Current                         | Potential | Current   | Potential |
| Energy Efficiency Rating Legend |           | Environmental Impact (CO <sub>2</sub> ) Rating Legend |           |
| A                               | A         | A   | A         |
| B                               | B         | B   | B         |
| C                               | C         | C   | C         |
| D                               | D         | D   | D         |
| E                               | E         | E   | E         |
| F                               | F         | F   | F         |
| G                               | G         | G   | G         |

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS