



**Red Admiral Close, Stockton-On-Tees TS19 8EN**

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## **Red Admiral Close, Stockton-On-Tees**

Situated on a modern estate in Stockton-on-Tees, this three-bedroom semi-detached home offers fantastic potential. Featuring a lounge, kitchen, WC, en-suite to the master, enclosed rear garden and double driveway. Close to schools, amenities and transport links. Early viewing advised.

### **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**

Timber door, radiator

### **Cloakroom**

Toilet, radiator, sink, fuse board

### **Lounge**

14' max x 15' 7" max ( 4.27m max x 4.75m max )

Rear elevation window, french doors, radiators, cupboard

### **Kitchen**

8' 10" x 11' 2" ( 2.69m x 3.40m )

Front elevation window, radiator, wall and base units, recess for appliances, gas hob, sink, extractor fan

### **Landing**

Loft hatch, cupboard over stairs

### **Bedroom 1**

9' 2" x 10' 7" ( 2.79m x 3.23m )

Front elevation window, radiator, fitted wardrobe

### **En Suite**

Sink, toilet, radiator, shower cubicle

### **Bedroom 2**

9' 2" max x 9' 7" max ( 2.79m max x 2.92m max )

Rear elevation window, radiator

### **Bedroom 3**

7' 1" x 6' 11" ( 2.16m x 2.11m )

Rear elevation window, radiator

### **Bathroom**

Bath over shower, sink, toilet, radiator, front elevation window, extractor fan

### **Front Garden**

Double drive, gated access to side

### **Rear Garden**

Patio, laid to lawn, side gate, enclosed fence





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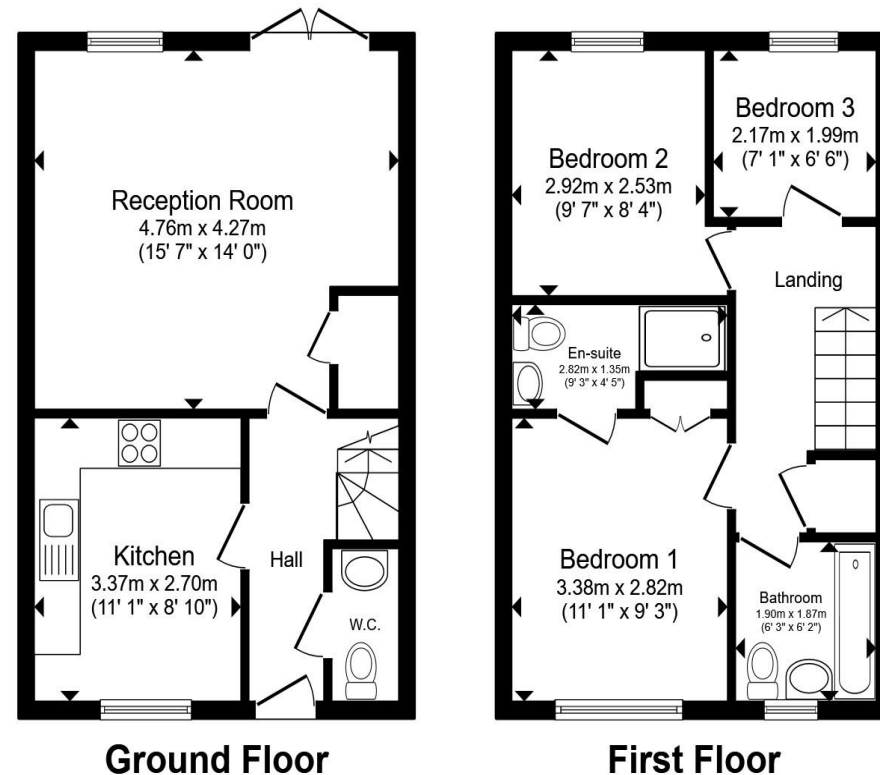
## Red Admiral Close, Stockton-On-Tees

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 BEDROOMS
- SEMI-DETACHED

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

guide price

**£120,000**



Total floor area 73.7 m<sup>2</sup> (793 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:  
STO116253 - 0002

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