



Linton Close, Stockton-On-Tees TS19 8XL

welcome to

Linton Close, Stockton-On-Tees

Two-bedroom mid-terraced bungalow featuring a spacious lounge, fitted kitchen, conservatory, wet room, rear yard, and designated parking spaces. Offering comfortable single-storey living, this home is ideal for a range of buyers.

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

Front UPVC door, side elevation window

Lounge

19' 1" x 8' 10" (5.82m x 2.69m)

Front elevation window, front french doors, radiator, electric fire

Kitchen

9' 10" x 8' 10" (3.00m x 2.69m)

Wall and base units, sink, gas oven and hob, extractor fan, space for appliances, rear elevation window

Conservatory

7' 9" x 11' (2.36m x 3.35m)

Rear UPVC door, door to garden, radiator

Bedroom 1

13' 6" max x 10' 5" max (4.11m max x 3.17m max)

Rear elevation window, radiator, cupboard, built in wardrobe

Bedroom 2

10' 4" max x 9' 3" max (3.15m max x 2.82m max)

Front elevation window, radiator, fitted wardrobe

Bathroom

Wet room, sink, toilet, electric shower, towel radiator, extractor fan

Front Garden

2 designated parking spaces, block paved

Rear Garden

Patio, laid to lawn, shed, enclosed fence





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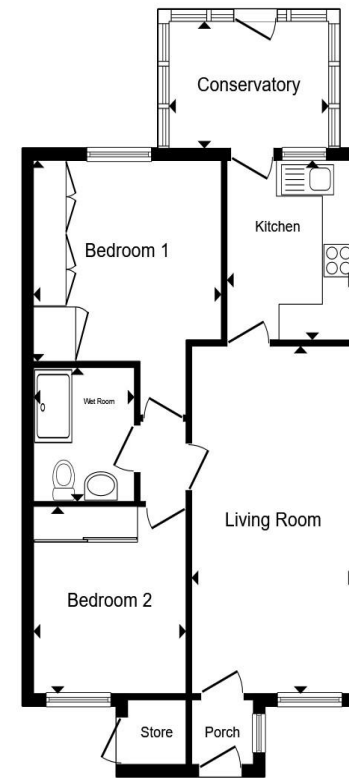
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO WELL PROPORTIONED BEDROOMS
- BUNGALOW

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

£80,000



Total floor area 62.5 m² (673 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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Property Ref:
STO116591 - 0003

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