



Ashville Avenue, Eaglescliffe, Stockton-On-Tees, TS16 9AU

SUBSTANTIAL DETACHED DORMER BUNGALOW occupying a good sized corner site of a highly regarded leafy avenue in the heart of Old Eaglescliffe. Ashville Avenue is well placed for access to local shopping facilities, reputable schooling, and Eaglescliffe Train Station. Eaglescliffe Golf Course and Preston Park are also a short distance away, in addition to Yarm High Street which offers an excellent range of coffee shops, restaurants, bars and individual boutique shops.

Offered for sale with the benefit of NO CHAIN the property is ready for a new buyer to modernise and enhance with their own style and finishing touches. Moving through the property the accommodation is spacious and in brief comprises entrance hall, lounge, kitchen and dining room. There are two double bedrooms also located on the ground floor along with a modern fitted shower room and separate WC. A fixed staircase leads to the first floor L shaped landing which provides access to two further double bedrooms and a separate WC. The property benefits from a newly installed boiler with a 5 year guarantee.

The property sits on a generous corner position with good size mature gardens to the front and side aspects. There is a large block paved driveway to the rear which provides ample off road parking in addition to a single garage. Viewings are essential to appreciate the overall potential this property offers.

Asking Price £345,000



Ashville Avenue, Eaglescliffe, Stockton-On-Tees, TS16 9AU

ENTRANCE PORCH
0'0" x 0'0" (0.00 x 0.00)

HALLWAY

KITCHEN
11'4" x 10'4" (3.45 x 3.15)

DINING ROOM
12'1" x 11'11" (3.68 x 3.63)

LOUNGE
15'11" x 15'0" (4.85 x 4.57)

REAR PORCH
7'8" x 7'5" (2.34 x 2.26)

MASTER BEDROOM
14'3" x 11'7" (4.34 x 3.53)

SHOWER ROOM
8'1" x 5'11" (2.46 x 1.80)

SEPERATE WC
8'3" x 3'3" (2.51 x 0.99)

BEDROOM TWO
12'11" x 11'11" (3.94 x 3.63)

FIRST FLOOR LANDING

BEDROOM THREE
15'2" x 11'8" (4.62 x 3.56)

BEDROOM FOUR
11'7" x 11'7" (3.53 x 3.53)

SEPARATE WC
6'2" x 2'9" (1.88 x 0.84)

COUNCIL TAX BAND-E

AUCTION TERMS

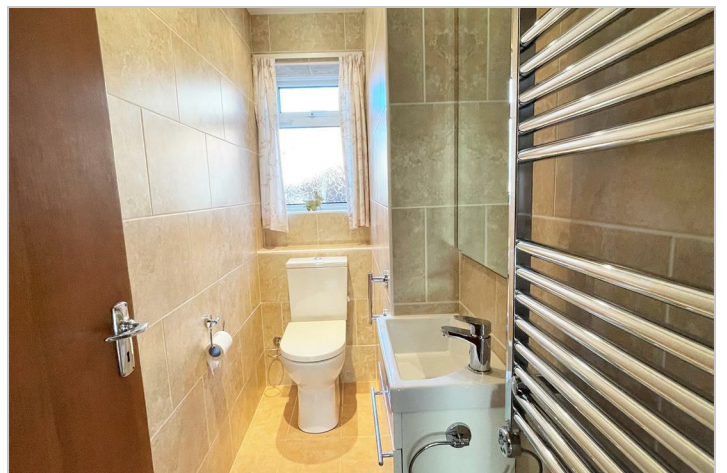
This property is for sale by the Modern Method of Auction, should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers Solicitor. This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600 including VAT. The reservation fee is paid in addition to the 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

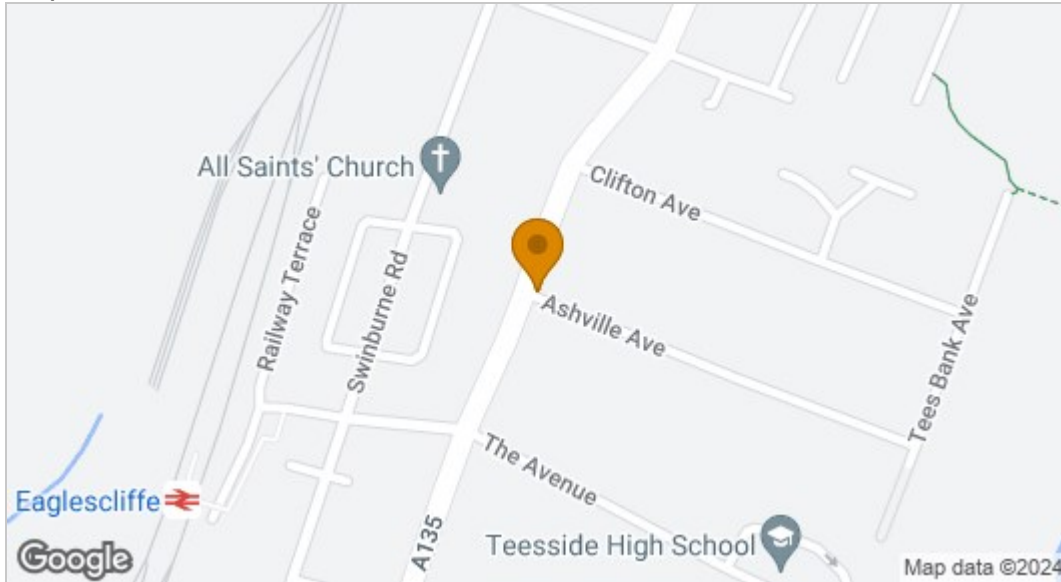
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will be required to make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed reserve price with both the reserve price and starting being subject to change.

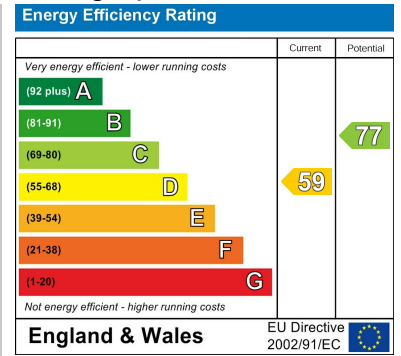




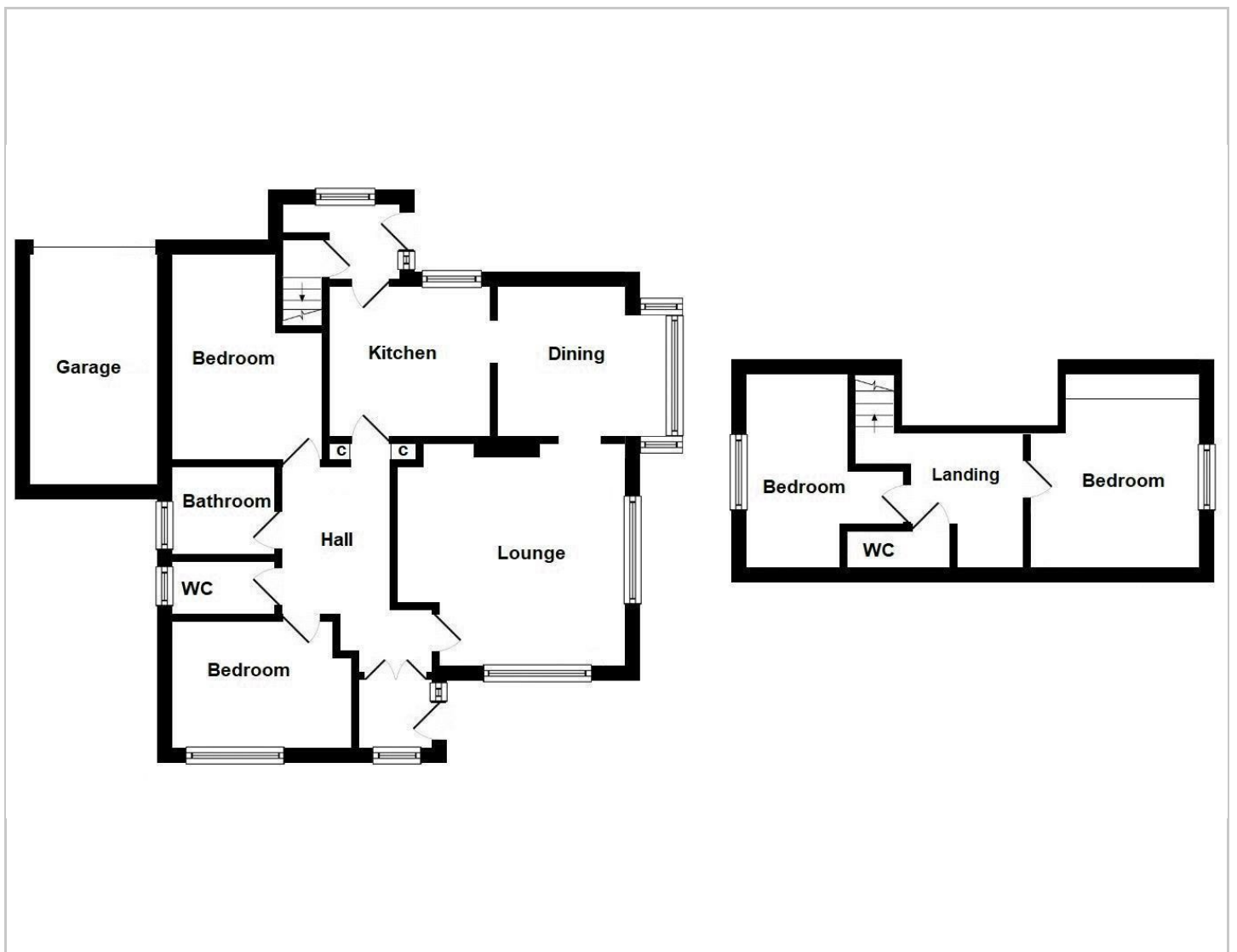
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.