



Middleton Avenue, Thornaby, Stockton-On-Tees, TS17 0HE

Offered for sale by the MODERN METHOD OF AUCTION.

SPACIOUS SEMI DETACHED BUNGALOW situated on the Bassleton Court development, a popular residential area of Thornaby within close proximity of local shops, amenities and bus routes, and easy access to Thornaby Town Centre along with good road networks.

The property has been extended and accommodation is well presented throughout, comprising entrance hall, lounge to the front with focal fireplace, dining room to the rear with patio doors leading out to the rear garden, and a modern kitchen which was refitted approximately 18 months ago with a good range of white Shaker style units and incorporating built in oven and hob. There are two bedrooms and a bathroom fitted with white suite including shower over bath. The home is uPVC double glazed and warmed via gas central heating boiler which was newly installed two years ago.

To the front of the property is a garden with lawn and shrubs and off road parking available on the block paved driveway which leads to the large single garage with power and lighting. The enclosed rear garden is of good size and provides lawn, patio and gravelled areas and benefits from a high level of privacy as it is not directly overlooked, having fields to the rear.

Auction Guide £125,000



ENTRANCE HALL

LOUNGE

14'10" x 10'9" (4.52 x 3.28)

DINING ROOM

10'11" x 10'7" (3.33 x 3.23 (3.32 x 3.22))

KITCHEN

11'10" x 9'9" (3.61 x 2.97)

BEDROOM ONE

11'11" x 10'10" (3.63 x 3.30)

BEDROOM TWO

10'11" x 10'3" (3.33 x 3.12)

BATHROOM

4'9" x 7'4" (1.45 x 2.24)

**Auctioneer
Comments**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

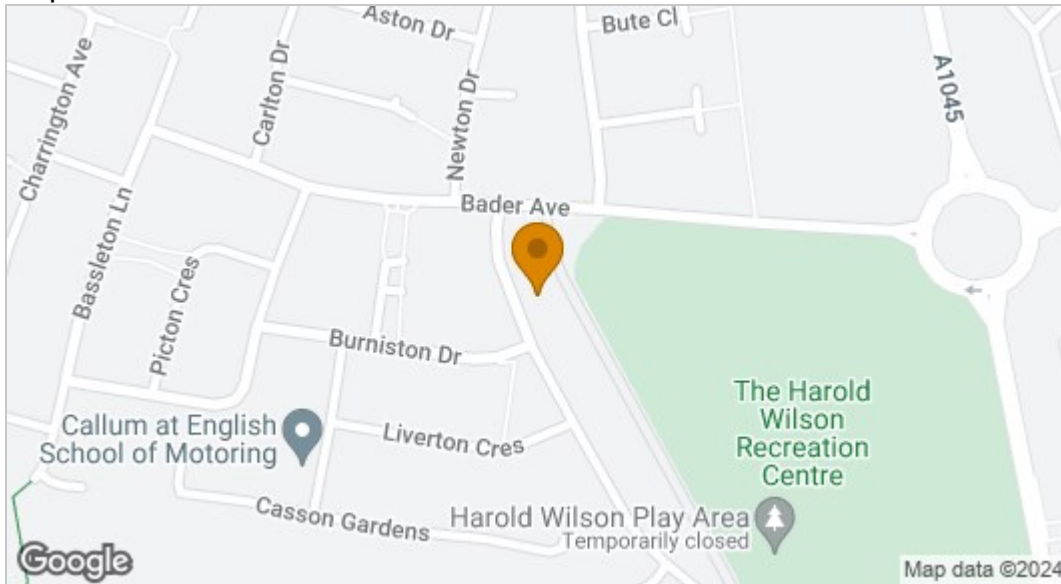
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee

is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

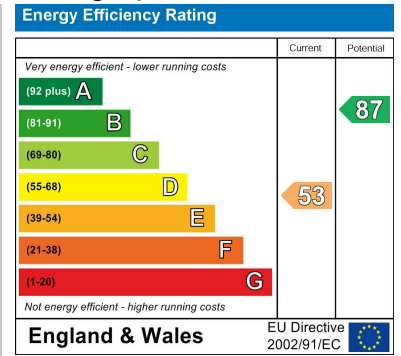




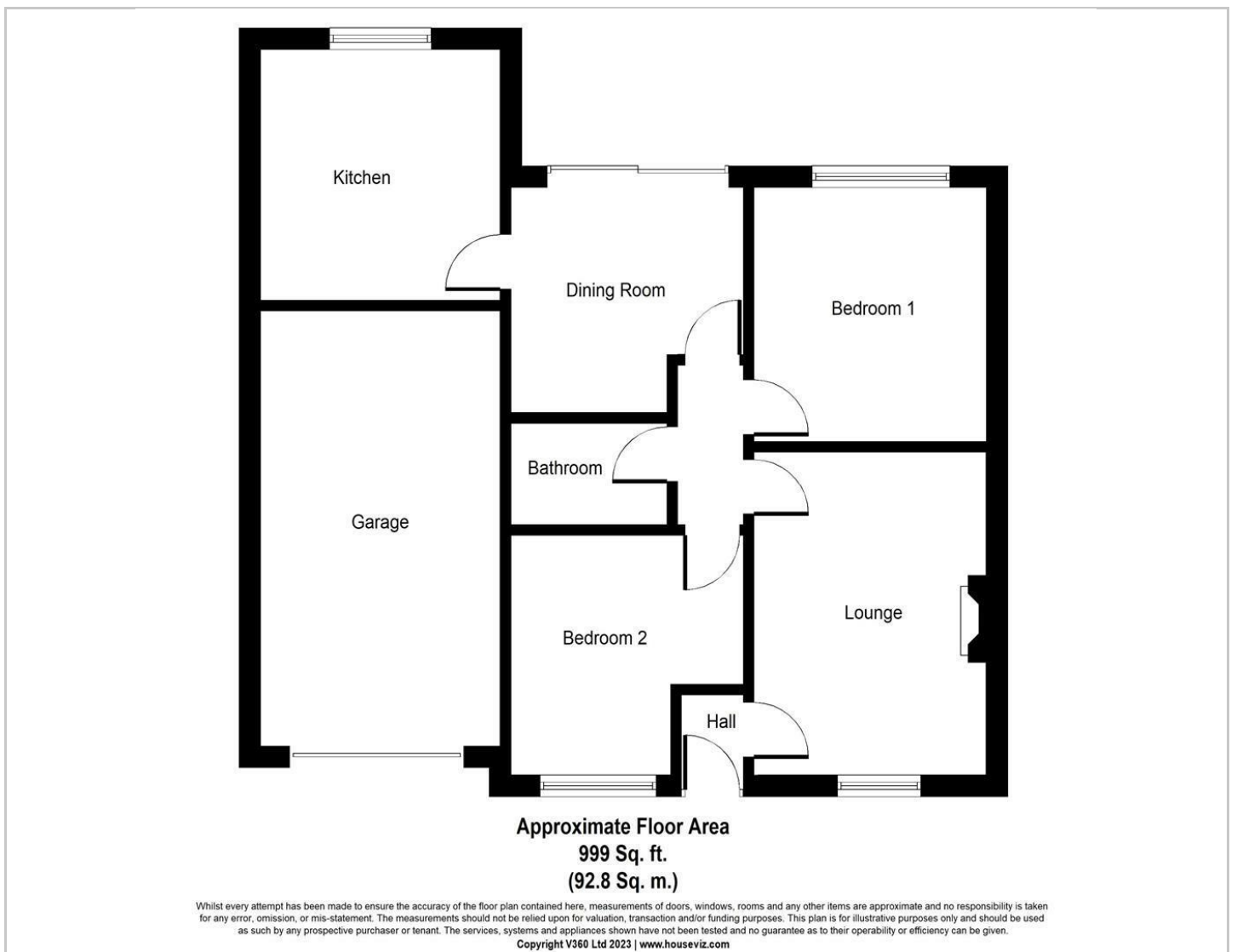
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 615657 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.