



Baysdale Road, Thornaby, Stockton, TS17 9DD

This one bedroom first floor apartment would be ideally suited to a Landlord looking for a buy to let investment or a first time buyer.

The internal accommodation offers a communal entrance with security entry system, entrance hall, good sized lounge with French doors opening into the storage area which was originally the balcony but is now enclosed with uPVC double glazing to provide a useful store, kitchen fitted with a range of base and wall units, one double bedroom with fitted wardrobes and a bathroom/wc completes the accommodation.

Externally is a rear garden which is shared with the ground floor flat.

Gowland White are a SALES and LETTINGS Agent, please contact us to obtain further information or advice regarding all aspects of buying and letting.

Offered for sale with NO CHAIN.

Offers Over £40,000



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ENTRANCE

Entrance door with electric fob and intercom security system.

LOUNGE

17'6" x 13'1" (5.33 x 3.99)

STORE ROOM/ORIGINAL BALCONY

KITCHEN

13'0" x 7'4" (3.96 x 2.24)

BEDROOM

13'5" x 10'6" (4.09 x 3.20)

BATHROOM

8'5" x 5'6" (2.57 x 1.68)

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.

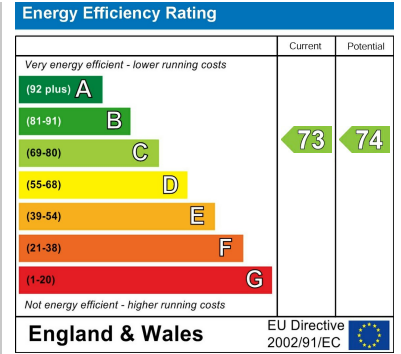
The property is subject to an undisclosed reserve price with both the reserve price and starting being subject to change.



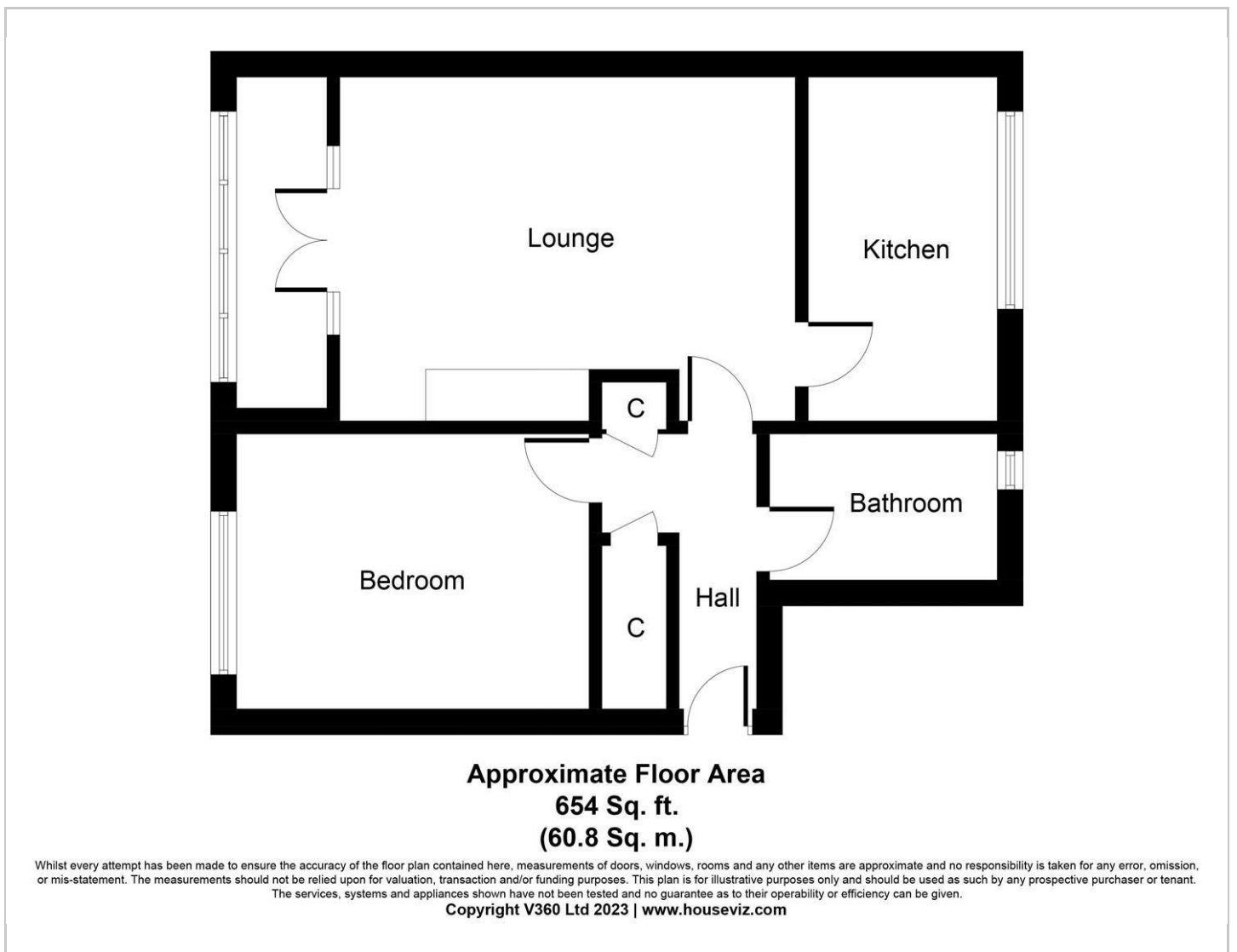
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 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.

17 Bishop Street, Stockton on Tees, TS18 1SY

Tel: 01642 615657 Email: stockton@gowlandwhite.co.uk <https://www.gowlandwhite.co.uk/>