



Leven Road, Stockton-On-Tees TS20 1BQ

welcome to

Leven Road, Stockton-On-Tees

Located in the sought-after area of Norton, this three-bedroom semi-detached home is close to Norton Village, schools, amenities and transport links. Featuring a spacious lounge, kitchen, family bathroom, en suite to the master, enclosed gardens and ideal family living. Viewing recommended.

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.

Agents Note:

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Hall

Stairs to first floor, UPVC door to front

Rear Porch

UPVC to rear

Lounge

22' 1" max x 15' 8" max (6.73m max x 4.78m max)
Front elevation window, storage cupboard, radiator

Kitchen

11' 8" x 8' 10" (3.56m x 2.69m)
Radiator, wall and base units, sink/drain, oven, gas hob, extractor fan, splash back, space and plumbing for appliances

Landing

Loft access

Bedroom 1

15' 10" max x 9' 8" max (4.83m max x 2.95m max)
Front elevation window, radiator

Ensuite

Low level WC, sink, towel rail, side elevation window, shower cubicle

Bedroom 2

12' 1" max x 9' 10" max (3.68m max x 3.00m max)
Rear elevation window, radiator, built in cupboard

Bedroom 3

8' 11" x 8' 10" (2.72m x 2.69m)
Rear elevation window, radiator

Bathroom

corner bath with shower unit, low level WC, sink, splash back, rear elevation window, side elevation window, radiator

Rear Garden



Enclosed timber fence, brick weave patio



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Leven Road, 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: D
Council Tax Band: A

guide price

£85,000



Total floor area 90.2 m² (970 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:
STO115575 - 0004

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