



Thistle Road, Stockton-On-Tees TS19 0NP

welcome to

Thistle Road, Stockton-On-Tees

One-bed bungalow with entrance hall, lounge, kitchen, bedroom and conservatory. Benefits from driveway parking to the front and a rear garden. Ideal for first-time buyers or downsizers seeking single-level living.

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.

Lounge

13' 4" max x 10' 10" max (4.06m max x 3.30m max)

Front elevation window, radiator

Kitchen

10' 10" x 8' (3.30m x 2.44m)

Rear elevation window, wall and base units, sink, drainer, oven, gas hob, extractor fan, splash back, washer

Conservatory

12' 1" x 7' 2" (3.68m x 2.18m)

Brick base, UPVC, radiator

Bedroom 1

12' x 9' (3.66m x 2.74m)

Rear elevation window, radiator

Bathroom

Low level WC, splash back, bath with shower, front elevation window, sink, loft access, towel rail

Front Garden

Driveway to front





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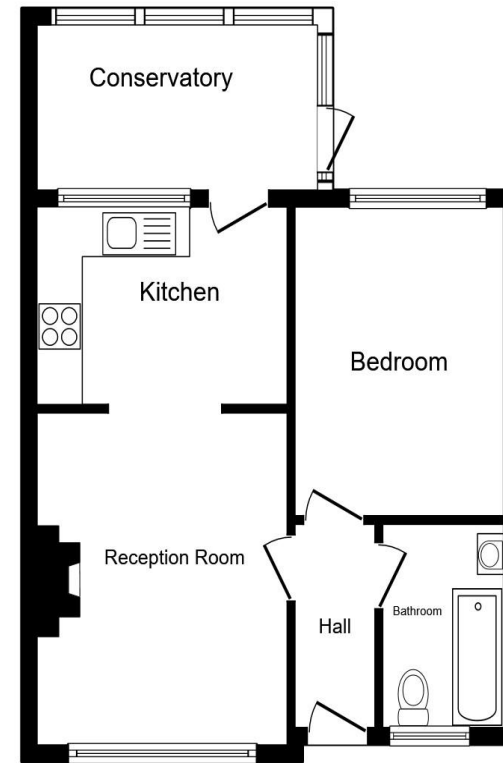
Thistle Road, Stockton-On-Tees

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- BUNGALOW
- OFF-STREET PARKING

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£70,000



Total floor area 47.5 m² (511 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:
STO116102 - 0004

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