



**Lyndon Way, STOCKTON-ON-TEES TS18 5QG**

**welcome to**

## **Lyndon Way, STOCKTON-ON-TEES**

Detached bungalow offering spacious single-level living with front and rear gardens, driveway parking and garage. Comprising entrance porch, lounge, fitted kitchen, three bedrooms and shower room. Conveniently located and ideal for a range of buyers.

### **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.

### **Entrance Porch**

Front elevation window, door through to lounge, door through to kitchen

### **Lounge**

15' 11" max x 13' 5" ( 4.85m max x 4.09m )  
Gas fireplace, front elevation window

### **Kitchen**

11' x 6' 1" ( 3.35m x 1.85m )  
Side elevation window, boiler cupboard, side door, fitted kitchen, range of units

### **Shower Room**

Shower, sink, vanity unit, side elevation window, radiator

### **Bedroom 1**

13' 2" x 9' 11" ( 4.01m x 3.02m )  
Rear elevation window, radiator

### **Bedroom 2**

9' 6" x 9' 3" ( 2.90m x 2.82m )  
Rear elevation window, radiator, cupboard

### **Bedroom 3**

10' 5" x 6' 3" ( 3.17m x 1.91m )  
Radiator, door to conservatory

### **Front Garden**

Brick wall, plants and shrubs, driveway, garage with up and over door

### **Rear Garden**

Enclosed by gate





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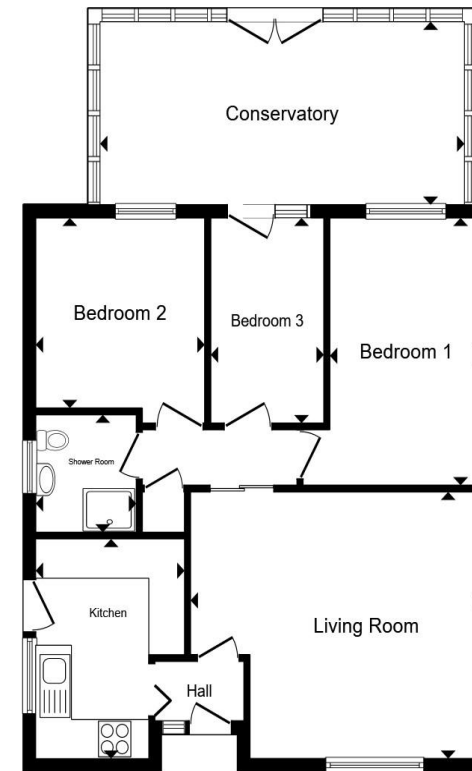
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DETACHED BUNGALOW
- THREE WELL-PROPORTIONED BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£99,000**



Total floor area 62.4 m<sup>2</sup> (671 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](http://www.propertybox.io)

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Property Ref:  
STO116554 - 0004

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