

## WESTPORT CLOSE, STOCKTON-ON-TEES, TS18 2LN



### **FOR SALE BY AUCTION** **Wednesday 26<sup>th</sup> February 2020**



- ▲ Appealing to A Wide Variety of Buyers
- ▲ Three Bedroom, Two Reception Room End Terrace House
- ▲ Offered For Sale with Vacant Possession
- ▲ Double Glazed Windows & Gas Central Heating

- ▲ Registration: 6:30pm – Start: 7pm
- ▲ No Buyers Premium Payable
- ▲ Book Your Viewing: Call us 9am – 9pm Monday to Friday, 9:30am – 5pm Saturday or 10am – 4pm Sunday

**Guide Price £39,950**

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Appealing to a wide variety of buyers is this three bedroom, two reception room end terrace house being offered for sale with vacant possession. The property does currently benefit from double glazed windows and gas central heating.

Property briefly comprises entrance hall, living room, dining room, kitchen to the first floor three bedrooms and a wet room. Externally there is a townhouse garden to the front and a lawned garden to the rear of the property.

EPC rating: D

### **GROUND FLOOR**

**ENTRANCE HALL** - Part glazed UPVC entrance door, double glazed window, radiator, laminate flooring, stairs leading to first floor landing and built-in under stairs cupboard.

**LIVING ROOM - 4.02m x 4.02m (13'2" x 13'2")**  
Double glazed bay window to front elevation, radiator, dado rail, fire and laminate flooring.

**DINING ROOM - 3.25m x 2.97m (10'8" x 9'9")**  
Double glazed window rear elevation and radiator.

**KITCHEN - 2.65m x 2.00m (8'8" x 6'7")**  
Range of wall and floor units with laminate worktop surfaces, cooker point, sink unit and drainer, plumbing for washing machine, tiled splashback, double glazed window, part glazed UPVC door to rear.

### **FIRST FLOOR**

**LANDING** - Double glazed window to side elevation and built-in airing cupboard.

**WET ROOM** - Low level WC, pedestal wash hand basin, shower, radiator, two double glazed windows to rear elevation.

**BEDROOM TWO - 2.96m x 3.44m (9'9" x 11'3")**  
Double glazed window to rear elevation and radiator.

**BEDROOM ONE - 3.47m (11'5") x 3.54m (11'7") into recess**  
Double glazed window to front elevation and radiator.

**TO VIEW:** Tel: 01642 355000  
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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**BEDROOM THREE - 2.60m (8'6") x 2.46m (8'1") (max) L' Shaped**  
Double glazed window to front elevation and radiator.

**EXTERNALLY**

**GARDENS** - Townhouse garden to front and lawned garden to rear.

**DISCLAIMER 1** - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this property. For sale by auction see [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

**DISCLAIMER 2** - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £750+vat (total £900) Auction Administration Fee. At your request we can refer you to a North East based Solicitor from our panel. It is your decision whether you choose to deal with them, should you decide to use them you should know that we would receive a referral fee of £120 including Vat from them for the recommendation.

**DISCLAIMER 3** - A copy of the title is available upon request, our understanding is that the property is freehold, however we recommend all potential buyers take legal advice and satisfy their requirements prior to purchase. Draft property details awaiting vendors approval.

**REGISTRATION: 6:30PM – START: 7PM**

**NO BUYERS PREMIUM PAYABLE**

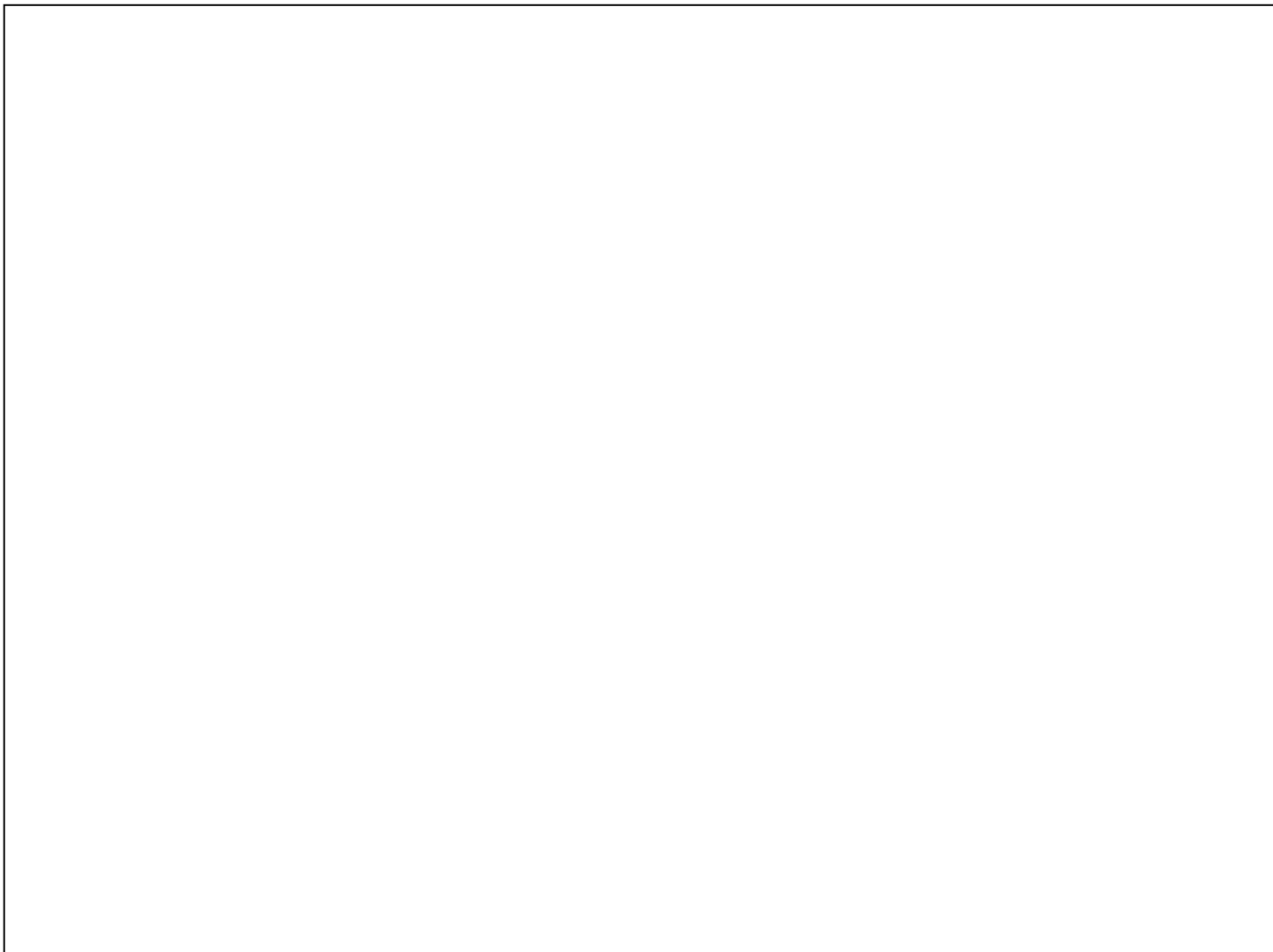
**AGENTS REF:** - APA/LS/STO200035/15012020

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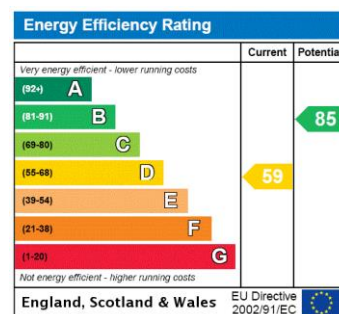
**TO VIEW:** Contact our Stockton office on

Tel: **01642 355000**





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via Live Organisation and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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