



4 Gladstone Street
Brotton, TS12 2TU

AUCTION PRICE **GUIDE PRICE**

£80,000

Energy Rating : D



4 Gladstone Street

Description

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price • Buyers fees apply
- The Modern Method of Auction

There is some history attached to this house as originally it was the Mines managers house, it is a traditional Bay Windowed Two Double Bedroom Semi-Detached Home situated towards the outskirts of the village lying adjacent to open fields. It sits in a generous sized south facing plot with a rear driveway providing off road parking. Very well cared for throughout, the property does offer some potential and currently features a gas central heating system, uPVC double glazing, a lounge and separate dining room, kitchen and two first floor bedrooms served by a modern white bathroom. The location is well placed for access to the local shop/post office, bus services, lovely walks and good schooling. This is a simple chain free sale.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional

Accommodation

Entrance Vestibule

Upvc double glazed entrance door. Connecting door with the original stained glass gives access to the hallway.

Lounge

Front aspect upvc double glazed bay window with lovely views. Brick fireplace with a wooden hearth incorporating a coal effect electric fire. Double radiator.

Dining Room

Tiled fireplace with a matching inset and hearth incorporating a coal effect living flame gas fire. Double radiator, upvc double glazed window and an understairs cupboard.

Kitchen

Range of base cupboards with wood effect worktops, inset stainless steel drainer and unit with a mixer tap, plumbing for a washing machine, two side aspect upvc double glazed windows and an access door.

First Floor

Landing

Bedroom 1

Lovely views over the local countryside and farm land from the upvc double glazed window, double radiator and a period fireplace.

Bedroom 2

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Upvc double glazed window and radiator. Cupboard which houses the gas combination boiler.

Bathroom

White three piece suite comprising of a low flush wc, wash hand basin with vanity cupboards below and a panel bath. Upvc double glazed window, dimplex electric wall heater.

Externally

Garden

The generous sized and south-west facing gardens are mainly laid to lawn and are arranged over three levels. Coal house and outside toilet. The gardens lay adjacent to open farmland. There are apple trees and magnolia trees to the rear.

Rear Driveway

Rear driveway which provide off road parking.

Council Tax Band

Council tax band:- B

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



Energy rating and score

This property's energy rating is D. It has the potential to be B.
See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing Arrangements

Tel: 01287 630733

Email: guisborough@selectiv.co.uk

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.