



**£75,000**

\*BY AUCTION\* \*THREE BEDROOMS\* \*NO CHAIN\* \*POTENTIAL TO EXTEND AT REAR\* \*IDEAL FOR INVESTORS\* \*LARGE REAR GARDEN\* \*POPULAR LOCATION\*  
\*FAMILY HOME\*

For sale by the modern method of auction with Advanced Property Auction.  
Starting bid: £75,000

Townend Estate Agents offer for sale this three bedroom semi-detached property. Presenting an excellent opportunity for both first-time buyers and seasoned investors. The property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space. One of the standout features of this home is the spacious rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The discerning viewer will also note the potential to extend at the rear (subject to consents). The property is being offered through modern auction with no chain, ensuring a smooth and efficient purchasing process. Situated in a popular location, this house is well-connected to local amenities, schools, and transport links, making it an attractive option for potential tenants or homeowners alike. Whether you are looking to expand your property portfolio or find a lovely family home, this semi-detached house on Stonegate Road is not to be missed.

Reservation fee of 3.5% + VAT (Subject to minimum of £5,500 + VAT) applies.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
<b>B</b>		<b>B</b>	
(89-91) <b>C</b>		(89-91) <b>C</b>	
(85-88) <b>D</b>		(85-88) <b>D</b>	
(81-84) <b>E</b>		(81-84) <b>E</b>	
(77-80) <b>F</b>		(77-80) <b>F</b>	
(73) <b>G</b>	87	(73-76) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	