



Milbank Road, TS24 8NU
2 Bed - House - Mid Terrace
Guide Price £27,500

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*** SOLD BY MODERN METHOD OF AUCTION; GUIDE PRICE £27,500 PLUS RESERVATION FEE ***

This property is for sale by The Great North Property Auction powered by iamsold.

** IDEAL INVESTMENT OPPORTUNITY ** A two bedroom terrace comprising of: entrance hall, lounge, dining kitchen; to the first floor are two double bedrooms and a family bathroom with separate WC.

Externally are enclosed front and rear gardens.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the

Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

GROUND FLOOR

ENTRANCE HALL

Staircase to first floor.

LOUNGE

16'6 x 11'5 (5.03m x 3.48m)

uPVC double glazed window to front aspect, radiator.

KITCHEN/DINER

17'7 x 8'3 (5.36m x 2.51m)

Fitted with wall, base and drawer units with worktops, free standing cooker, plumbing for washing machine, space for fridge and freezer.

FIRST FLOOR: LANDING

BEDROOM 1

17'7 x 10'6 (5.36m x 3.20m)

uPVC double glazed window to front aspect, radiator.

BEDROOM 2

10'8 x 9' (3.25m x 2.74m)

uPVC double glazed window to rear aspect, radiator.

BATHROOM

Panelled bath, pedestal wash hand basin.

SEPARATE WC

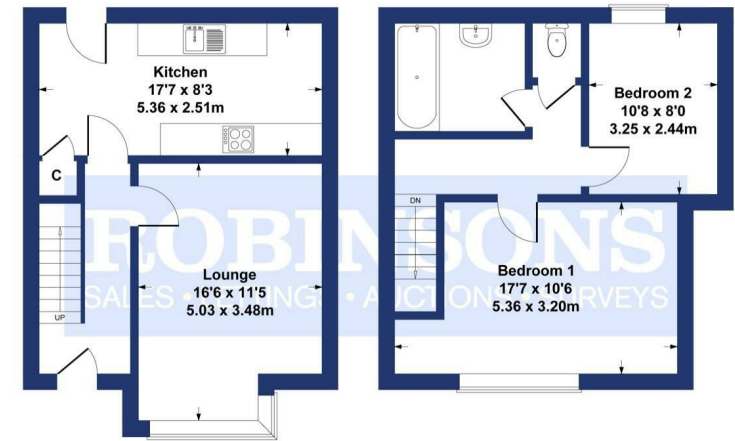
With WC.

OUTSIDE

To the rear of the property is an enclosed yard.

Milbank Tce

Approximate Gross Internal Area
816 sq ft - 76 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.