



**Brancepath Walk, TS24 9LZ**  
**3 Bed - House - Mid Terrace**  
**Starting Bid £60,000**

**Council Tax Band: A**  
**EPC Rating: D**  
**Tenure: Freehold**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*



**\*\*\* TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID PRICE £60,000 PLUS RESERVATION FEE \*\*\***

**\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\*** A spacious three bedroom mid terraced property located just off King Oswy Drive in a popular area close to Barnard Grove Primary School and St Hild's Church of England School. The home would make an ideal purchase for a first time buyer, young family or possible investment opportunity and features uPVC double glazing and gas central heating. The internal layout comprises: entrance vestibule through to the lounge with a useful dining area that features French doors to the rear garden and access to the kitchen which is fitted with a range of white gloss units. To the first floor are three good sized bedrooms and the family bathroom with separate WC. Externally are gardens to the front and rear. The property has a pedestrian walkway to the front and overlooks a range of modern bungalows.

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









#### Auctioneer Comments

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 (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. 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 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 VESTIBULE

Accessed via uPVC double glazed entrance door, stairs to the first floor, convector radiator, access to:

##### LOUNGE AREA

17' x 10'4 (5.18m x 3.15m)

uPVC double glazed bow window to the front aspect, feature fire surround, wall mounted electric fire, fitted carpet, convector radiator, access to:

##### DINING AREA

9' x 7'11 (2.74m x 2.41m)

uPVC double glazed French doors to the rear garden, laminate flooring, access to:

#### KITCHEN

11'10 x 8'6 (3.61m x 2.59m)

Fitted with a range of white gloss units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric double oven with separate four ring gas hob and extractor hood over, tiling to splashback, recess for washing machine and additional appliance, space for free standing fridge/freezer, storage cupboard with fitted shelving, uPVC double glazed window to the rear aspect, Ideal Logic Plus boiler, uPVC double glazed door to the rear garden.

#### FIRST FLOOR

##### LANDING

Hatch to loft space, access to bedrooms, bathroom and separate WC.

##### BEDROOM 1

13'7 x 10'6 (4.14m x 3.20m)

uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

##### BEDROOM 2

12'7 x 8'6 (3.84m x 2.59m)

uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

##### BEDROOM 3

10'5 x 8'3 (3.18m x 2.51m)

uPVC double glazed window to the front aspect, built-in storage cupboard, fitted carpet, convector radiator.

##### BATHROOM

Fitted with a two piece white suite comprising: panelled bath with chrome mixer tap and shower attachment, wall mounted wash hand basin with chrome mixer tap and vanity drawers below, tiling to walls, uPVC double glazed window to the rear aspect, convector radiator.

##### SEPARATE WC

Fitted with a low level WC with inset wash hand basin chrome tap above, tiling to walls, uPVC double glazed window to the rear aspect.

##### OUTSIDE

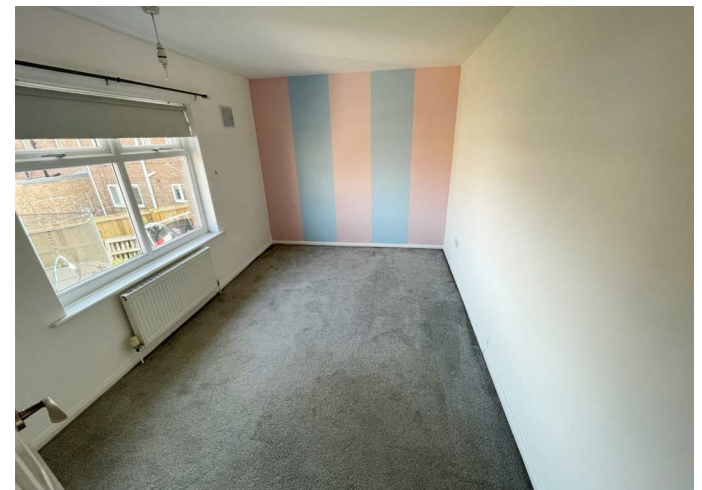
The property features a lawned front garden enclosed by a brick boundary wall with wrought iron railings and shared gate. The enclosed rear garden incorporates lawn, patio and decked areas with outhouses ideal for storage.

##### NB 1

A shared passageway to the side of the property gives access to the rear.

##### NB 2

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



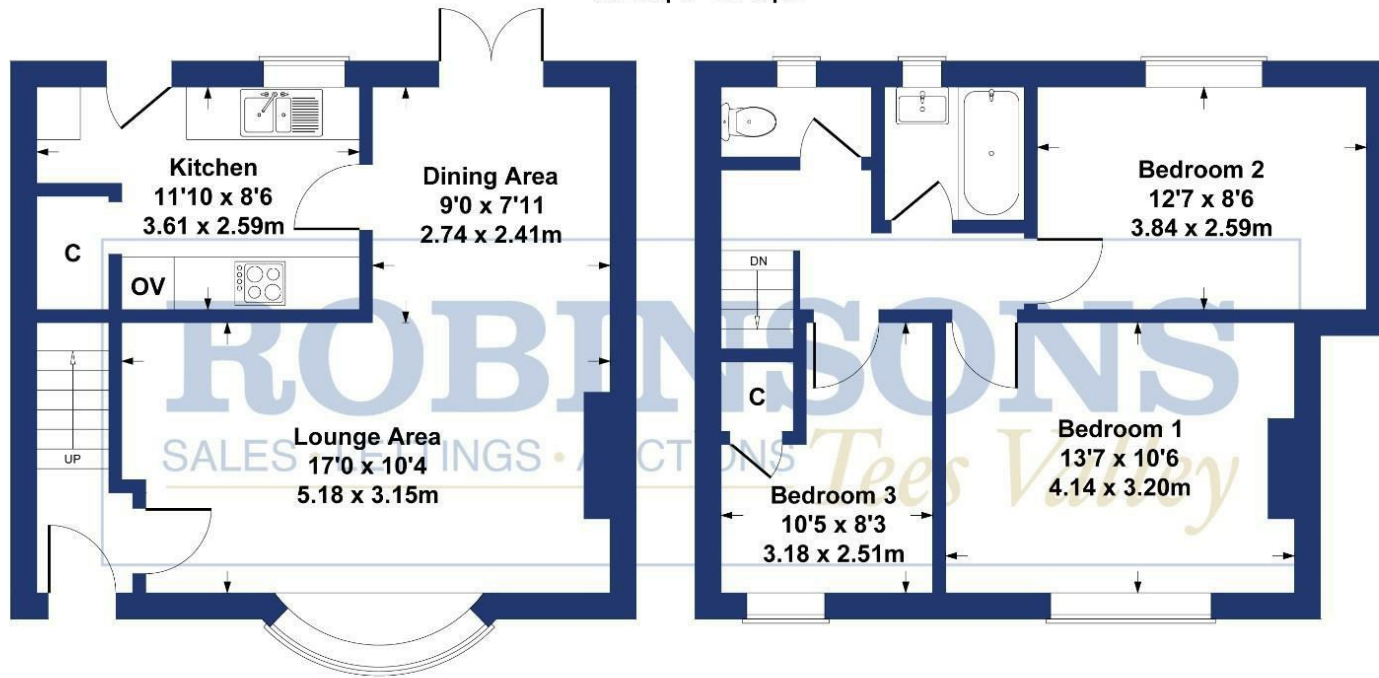






# Brancepath Walk

Approximate Gross Internal Area  
882 sq ft - 82 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.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>68</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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