

3 Newton Terrace, Lancaster, LA1 3PB



£120,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £120,000

This five-bedroom end-terrace house is ideally situated within walking distance of the city centre, offering excellent convenience and easy access to local amenities, entertainment, schools and workplaces, making it highly appealing to families.

While the property would benefit from modernisation, it presents an excellent opportunity for investors seeking a buy-to-let, or for buyers looking to create a fantastic family home

This property will be legally prepared, enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately, a transparent process which provides speed, security and certainty for all parties.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts, the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will

be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price, and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with the overall purchase costs.

Entrance Vestibule

Door to the hallway.

Hallway



Stairs to the first floor, radiator, carpeted flooring.

Lounge



Double-glazed bay window to the front, original coving, cupboard housing the gas meter, carpeted floor, radiator.

Dining Room



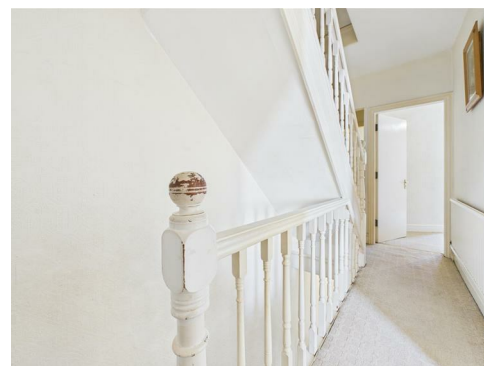
Double-glazed window to the rear, stone fireplace surround, carpeted floor, radiator.

Kitchen



Double-glazed window to the side and a sash window to the rear, a range of wall and base units, stainless steel sink, Worcester combi boiler, dishwasher, plumbing for washing machine, four-ring gas hob and extractor hood, electric oven, understairs storage space, space for fridge/freezer, vinyl floor, radiator, door to the yard.

First Floor Landing



Stairs to the second floor.

Bedroom One



Double-glazed window to the front, walk-in storage cupboard, carpeted floor, radiator.

Bedroom Three



Double-glazed window to the rear, carpeted floor, radiator.

Bedroom Four



Double-glazed velux window, carpeted floor, radiator, under eaves storage.

Shower Room



Shower cubicle with thermostatic shower, wash hand basin, extractor fan, laminate floor, radiator, W.C.

Second Shower Room



Double-glazed frosted window to the rear, shower cubicle with Triton electric shower, wash hand basin, extractor fan, laminate floor, radiator, W.C.

Bedroom Five



Velux window, carpeted floor, radiator, under eaves storage.

Bedroom Two



Double-glazed window to the rear, carpeted floor, radiator.

Second Floor

Radiator, carpeted floor.

Outside & Garage

Rear yard. Parking to the side of the property and the rear. Access to the garage, which has double doors, power and light.

Useful Information

Tenure Freehold
Council Tax Band (B) £1,873
No Onward Chain

Auctioneers Additional Comments

Pattinson Auction is working in Partnership with the marketing agent Mighty House Estates on this online auction sale and is referred to below as 'The Auctioneer'.

This auction lot is being sold either

under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

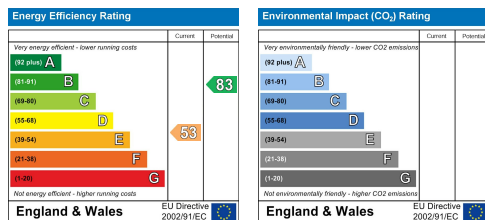
The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedures are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.



Head Office: 83 Bowerham Road Lancaster LA1 4AQ

T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk

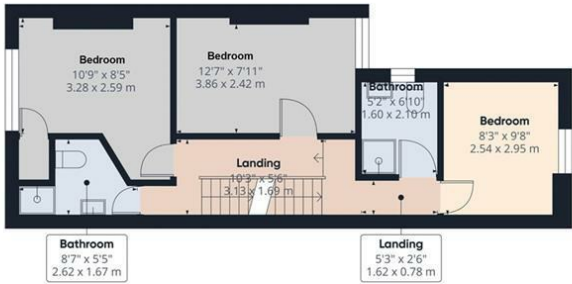


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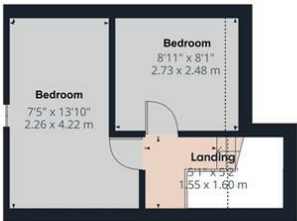
Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054



Ground Floor



Floor 1



Floor 2



Approximate total area[®]

1119 ft²
103.8 m²

Reduced headroom

7 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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