



**Eastcroft Road, Middlesbrough TS6 7ET**

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## **Eastcroft Road, Middlesbrough**

An excellent investment opportunity, this extended two-bedroom semi-detached home is offered for sale with a tenant in situ, making it an ideal addition to any rental portfolio.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance**

Enter through UPVC double glazed door into lounge.

### **Lounge**

13' 5" x 11' 5" ( 4.09m x 3.48m )  
UPCV double glazed window to front, radiator.

### **Kitchen**

13' 5" x 11' max ( 4.09m x 3.35m max )  
Range of base and wall units with complementary work surfaces, radiator, storage cupboard, sink with draining board and mixer tap, UPVC double glazed window to rear, recess for cooker.

### **Utility Room**

5' 10" x 7' 8" ( 1.78m x 2.34m )  
UPVC double glazed door leading to rear garden, radiator, archway leading into storage room.

### **Landing**

UPVC double glazed window to side.

### **Bathroom**

Toilet, wash hand basin, radiator, bath with rainfall style shower head, UPVC double glazed window to rear.

### **Bedroom 1**

13' 9" x 10' 7" ( 4.19m x 3.23m )  
UPVC double glazed window to front, radiator.

### **Bedroom 2**

10' 4" max, incl under stairs x 9' 10" incl door recess ( 3.15m max, incl under stairs x 3.00m incl door recess )  
Staircase leading to loft space, UPVC double glazed window to rear.

### **Externally Rear Garden**

Patio seating area, garage which is partially converted, turfed garden.

### **Front Garden**

Driveway.





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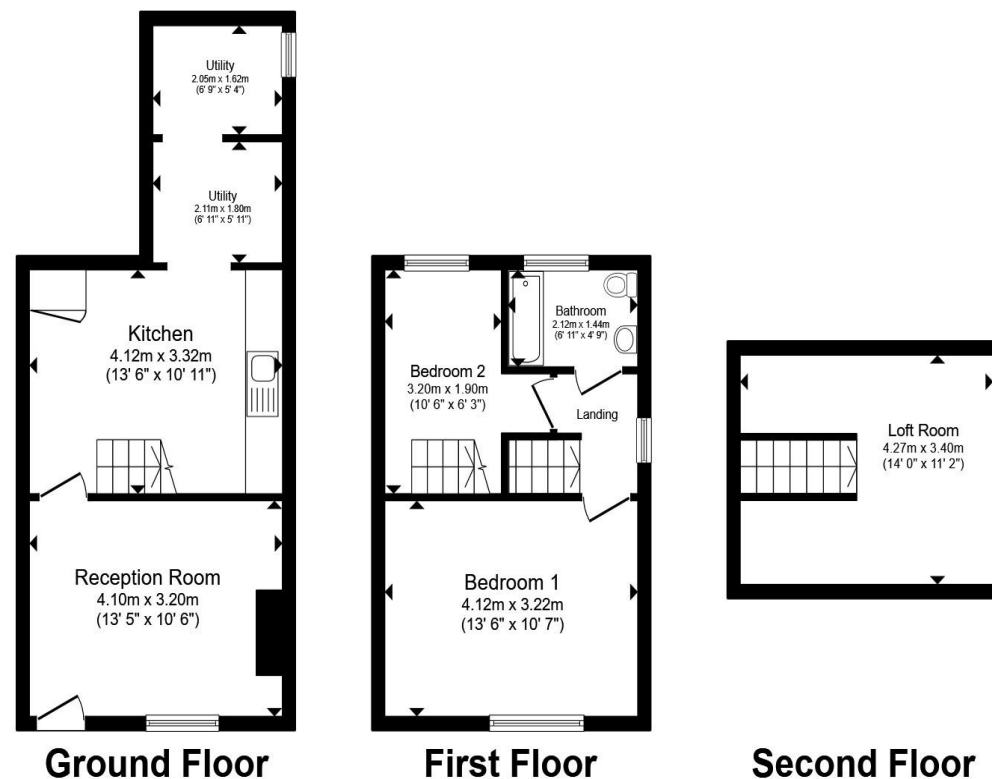
## Eastcroft Road, Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- GREAT INVESTMENT OPPORTUNITY
- YIELD UP TO 8.5% INCLUDING FEES

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

guide price

**£60,000**



Total floor area 76.2 m<sup>2</sup> (820 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
MAR112070 - 0004

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