



**Nightingale Road, Middlesbrough TS6 9QD**



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## **Nightingale Road, Middlesbrough**

This three bedroom terrace offers a practical layout ideal for families or first time buyers.

### **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 Hall**

Enter through UPVC double glazed door into hallway, staircase to first floor.

### **Lounge**

16' 4" x 13' 5" ( 4.98m x 4.09m )  
UPVC double glazed window to front, radiator, fire

surround, TV point, telephone point.

### **Kitchen**

19' 11" x 8' 6" ( 6.07m x 2.59m )  
Range of base and wall units with complementary work surfaces, 1 1/2 bowl sink with draining board and mixer tap, UPVC double glazed window to rear, UPVC double glazed door to rear, plumbing for washing machine, four ring gas hob, extractor unit, storage cupboard.

### **Landing**

Void loft access.

### **Bedroom 1**

11' 10" x 10' 3" ( 3.61m x 3.12m )  
UPVC double glazed window to front, radiator.

### **Bedroom 2**

11' 11" x 8' 9" ( 3.63m x 2.67m )  
UPVC double glazed window to rear, radiator.

### **Bedroom 3**

9' 7" x 7' 8" ( 2.92m x 2.34m )  
UPVC double glazed window to front, radiator.

### **Separate W/C**

Toilet, UPVC double glazed window to rear.

### **Shower Room**

Shower cubicle, wash hand basin.

### **Externally Front Garden**

Patio front garden, on street parking.

### **Rear Garden**

Turfed garden, patio seating area.





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## Nightingale Road, Middlesbrough

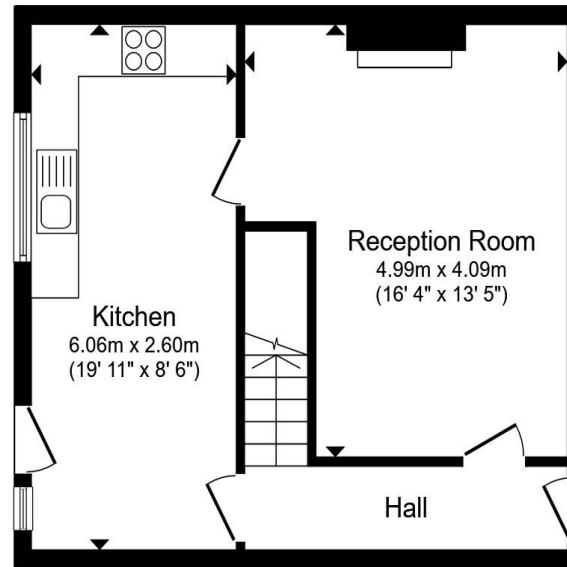
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- IDEAL FOR PEOPLE LOOKING TO MODERNISE
- A PROPERTY WITH GREAT POTENTIAL

Tenure: Freehold EPC Rating: Awaited

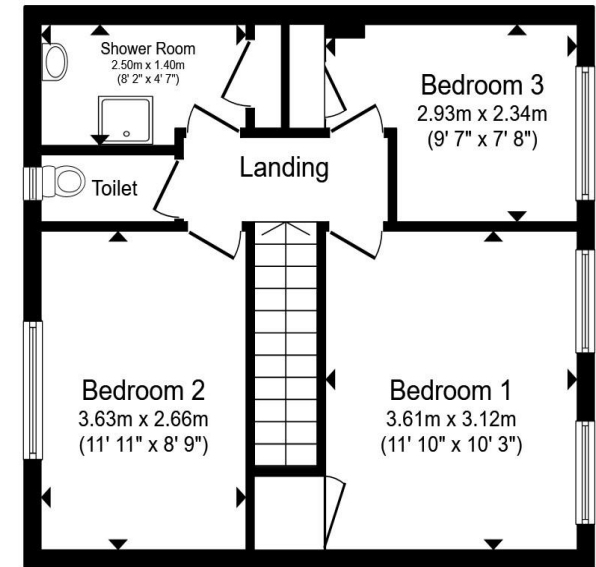
Council Tax Band: A

guide price

**£80,000**



Ground Floor



First Floor

Total floor area 82.3 m<sup>2</sup> (886 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:  
MAR112230 - 0002

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