



Enderby Gardens, Hemlington Middlesbrough TS8 9ET

welcome to

Enderby Gardens, Hemlington Middlesbrough

REMAINS AVAILABLE UNDER THE AUCTION CONDITIONSCONTACT THE AUCTIONEERS TO MAKE AN OFFER NOW***

Kitchen

14' 9" x 15' 8" (4.50m x 4.78m)

Range of wall and base units with complimentary working surfaces, integral electric oven, four ring electric hob with extractor over, radiator, UPVC double glazed window to rear, integral fridge/freezer, sink with draining board and mixer tap, UPVC double glazed door leading to the rear garden.

Landing

Stairs from kitchen, loft access.

Bedroom 1

11' x 11' 6" (3.35m x 3.51m)

UPVC double glazed window to front, radiator

Bedroom 2

14' 9" x 10' 10" (4.50m x 3.30m)

UPVC double glazed window to rear, radiator.

Bedroom 3

8' 9" x 7' 8" (2.67m x 2.34m)

UPVC double glazed window to front, radiator.

Family Bathroom

Bath with mixer tap, double shower cubicle with wall mounted shower head, wash hand basin with mixer tap and under storage, heated towel rail, two UPVC double glazed windows to rear.

Lounge

15' 8" x 11' 4" (4.78m x 3.45m)

Entered via UPVC double glazed door to front into lounge, UPVC double glazed window to front, radiator, TV point, telephone point, electric fire with decorative fire surround.

Externally

Rear Garden

Enclosed by fencing.

Front Garden

Patio area.

Important Notice

For each Lot, a contract documentation fee of £1500 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

****PLEASE CONTACT THE AUCTIONEERS AT LeedsAuctions@williamhbrown.co.uk TO REQUEST A COPY OF THE LEGAL PACK, IF THIS IS AVAILABLE WE CAN EMAIL IT OVER TO YOU****

Important Notice

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.





When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst the auctioneers make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

Registration for bidding online will close the Friday before the auction sale. Please ensure you register and submit all the details and documents required in time. Without authorisation to bid prior to the sale you will be unable to bid in the auction.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online mannersandharrison.co.uk/Property/MAR109801



welcome to

Enderby Gardens, Hemlington Middlesbrough

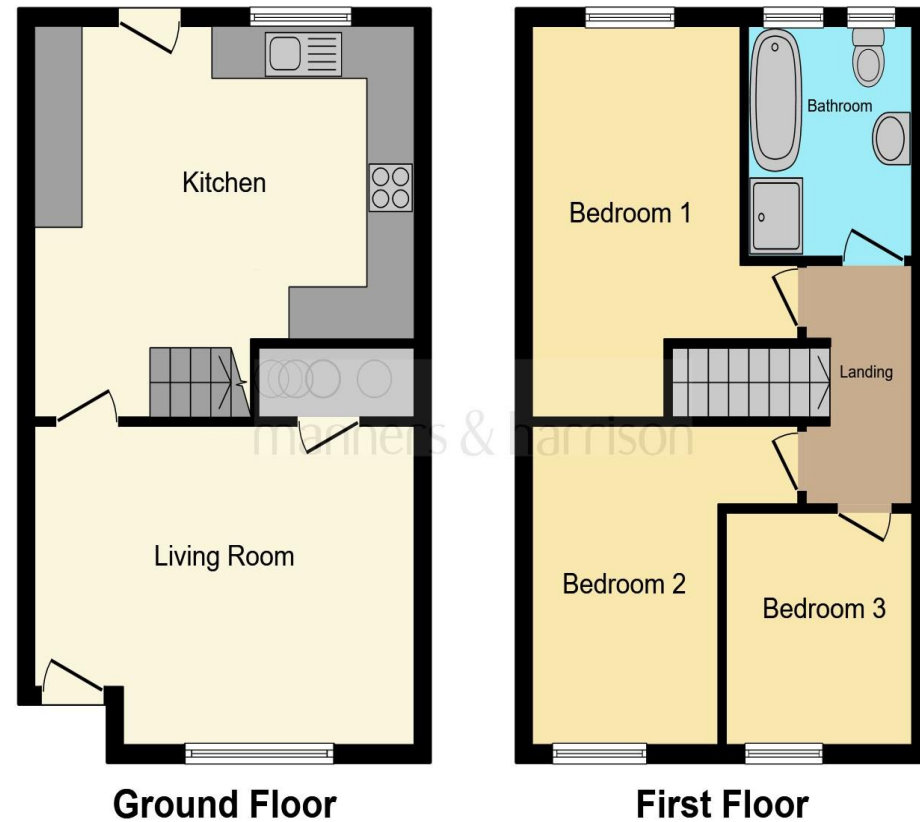
- RECENTLY RENOVATED
- EASILY MAINTAINED GARDENS
- NO CHAIN
- SUITABLE FOR CASH PURCHASE
- WELL PROPORTIONED BEDROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£62,000



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.focalagent.com

view this property online mannersandharrison.co.uk/Property/MAR109801



Property Ref:
MAR109801 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk