



Grantham Green, Middlesbrough TS4 3QS

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Grantham Green, Middlesbrough

This well-presented property in the TS4 area offers comfortable and practical living space, 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, radiator.

Kitchen/Diner

17' 11" x 10' 2" (5.46m x 3.10m)

Base and wall units with complementary work surfaces, four ring electric hob, integral electric oven, plumbing for washing machine, 1 1/2 bowl sink with draining board, UPVC double glazed door leading to rear garden, UPVC double glazed window to rear.

Lounge

12' 6" x 11' 11" (3.81m x 3.63m)

UPVC double glazed window to front, radiator.

Landing

Access to bedrooms.

Bedroom 1

13' x 10' 11" (3.96m x 3.33m)

UPVC double glazed window to front, radiator.

Bedroom 2

10' 2" x 11' 9" (3.10m x 3.58m)

UPVC double glazed window to rear, radiator.

Bedroom 3

10' 3" x 6' 9" (3.12m x 2.06m)

UPVC double glazed window to front, radiator, bulk head from stairs.

Bathroom

Toilet, wash hand basin, bath, UPVC double glazed window to rear, wall mounted shower.

Externally

Front Garden

Small front garden, communal green.





Rear Garden

Small patio seating area, turfed garden, storage sheds.

Agents Notes

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.



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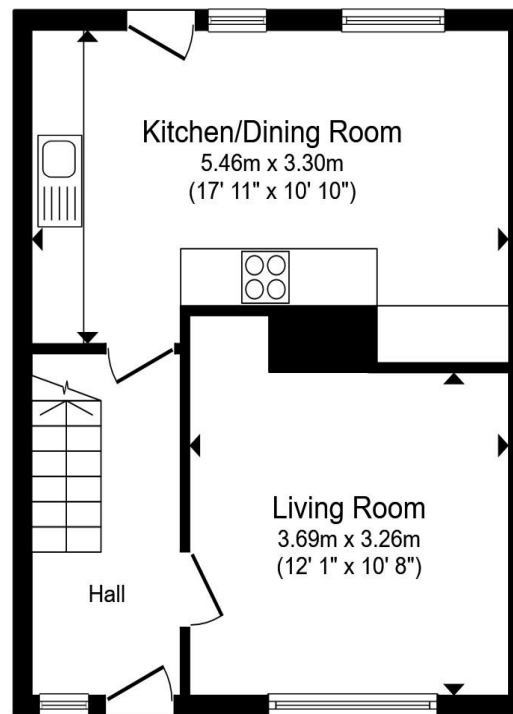
Grantham Green, Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- IDEAL FOR FIRST TIME BUYERS
- WELL-PROPORTIONED BEDROOMS

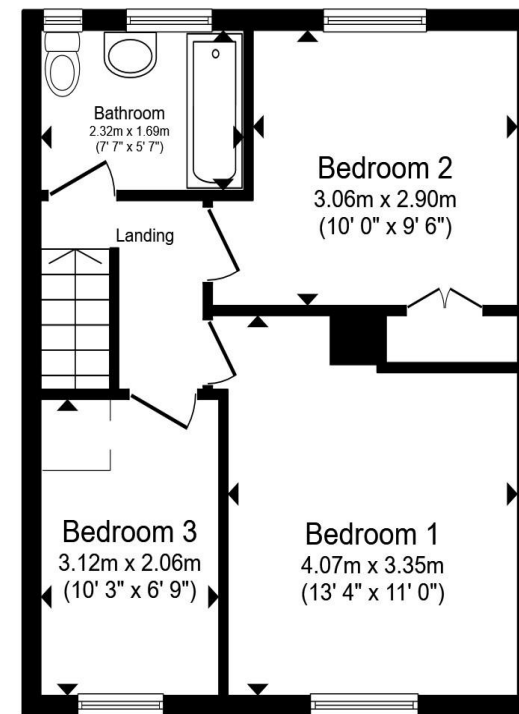
Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£85,000



Ground Floor



First Floor

Total floor area 77.1 m² (830 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


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Property Ref:
MAR111901 - 0005

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