



Winchester Road, Middlesbrough TS5 6NJ

welcome to

Winchester Road, Middlesbrough

This three-bedroom semi-detached home presents an excellent opportunity for buyers looking to modernise and create a property tailored to their own taste and style.

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, under stair storage cupboard.

Lounge

13' 8" into bay x 14' 9" into recess (4.17m into bay x

4.50m into recess)

UPVC double glazed bay window to front, radiator, TV point, telephone point, electric fire, decorative fire surround.

Reception Room 2

11' 6" x 16' 6" max, onto alcove (3.51m x 5.03m max, onto alcove)

UPVC double glazed windows to side, UPVC double glazed window to rear, radiator, electric fire with decorative fire surround.

Kitchen

13' 2" x 7' 3" (4.01m x 2.21m)

Range of base and wall units with complementary work surfaces, plumbing for washing machine, sink with draining board, UPVC double glazed window to side, recess for other appliances, UPVC double glazed door to rear.

Landing

UPVC double glazed window to side, void loft access.

Bedroom 1

13' 2" into bay x 10' 4" excl wardrobes (4.01m into bay x 3.15m excl wardrobes)

UPVC double glazed bay window to front, radiator, fitted wardrobes with sliding doors.

Bedroom 2

9' 1" excl wardrobe x 11' 9" (2.77m excl wardrobe x 3.58m)

UPVC double glazed window to rear, radiator, fitted wardrobes.





Bedroom 3

7' 6" x 6' 11" (2.29m x 2.11m)

UPVC double glazed window to front, radiator.

Bathroom

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

Externally Front Garden

Driveway leading to car port with up and over door , patio front garden.

Rear & Side Gardens

Storage sheds.

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.



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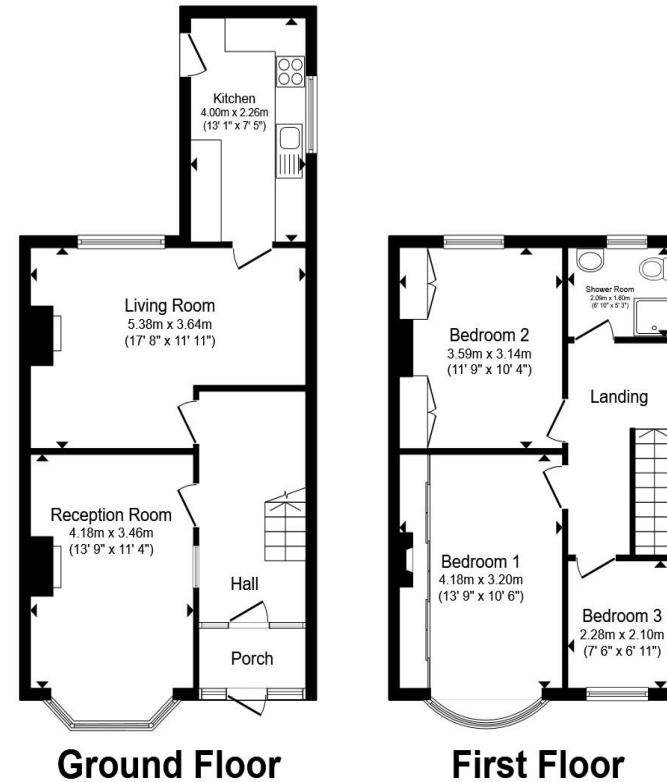
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- IDEAL FOR BUYERS LOOKING TO MODERNISE
- TWO SPACIOUS RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£110,000



Total floor area 93.9 m² (1,010 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:
MAR112117 - 0005

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