



Tollesby Bridge, Coulby Newham Middlesbrough TS8 0SE

welcome to

Tollesby Bridge, Coulby Newham Middlesbrough

OPEN HOUSE EVENT 26TH SEPTEMBER, CALL US TO BOOK AN APPOINTMENT. This well-presented property offers versatile living accommodation, making it an excellent choice for a range of 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.

Kitchen

11' 10" x 11' 3" (3.61m x 3.43m)
Range of base and wall units with complementary

work surfaces, UPVC double glazed window to front, radiator, integral electric oven, four ring electric hob, extractor fan, 1 1/2 bowl sink with draining board and mixer tap, built in storage cupboard.

Lounge

12' 5" x 11' 9" (3.78m x 3.58m)
UPVC double glazed patio doors to front, TV point, telephone point, radiator.

Downstairs Bathroom

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

Bedroom 2

11' 9" x 8' 9" (3.58m x 2.67m)
UPVC double glazed window to rear, radiator.

Landing Bedroom 1

11' 10" x 11' 3" (3.61m x 3.43m)
UPVC double glazed window to front, radiator, built in storage cupboard, restricted head height.

Bedroom 3

11' 6" x 6' 10" (3.51m x 2.08m)
UPVC double glazed window to rear, radiator, restricted head height.

Externally Rear Garden

Enclosed garden.

Front Garden

Driveway to front.





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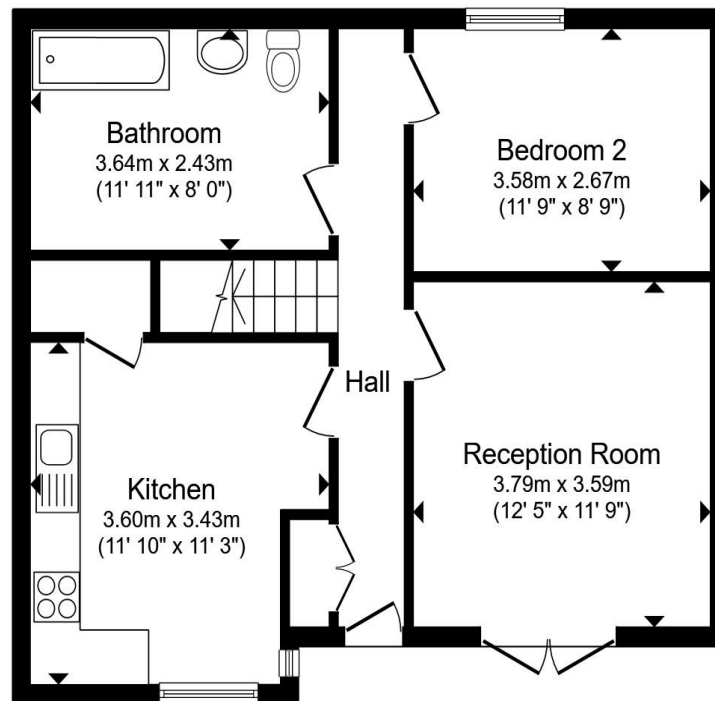
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- EXCELLENT OPPORTUNITY FOR A RANGE OF BUYERS
- DOWNSTAIRS BATHROOM

Tenure: Freehold EPC Rating: C

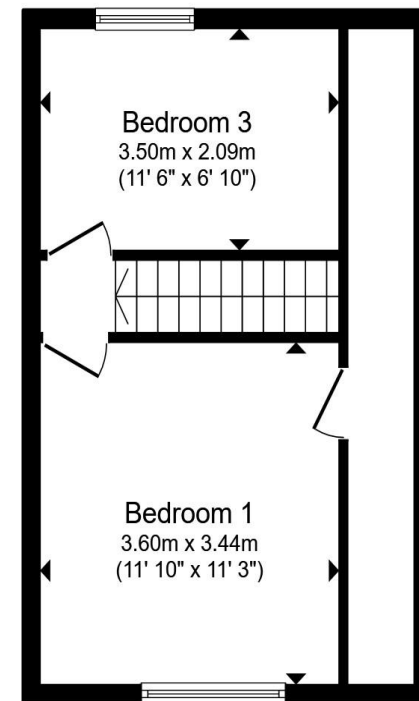
Council Tax Band: B

guide price

£100,000



Ground Floor



First Floor

Total floor area 88.0 m² (947 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:
MAR112457 - 0003

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