



Westbourne Grove, North Ormesby Middlesbrough TS3 6EE

welcome to

Westbourne Grove, North Ormesby Middlesbrough

FOR SALE BY AUCTION. VARIOUS BIDDING OPTIONS AVAILABLE: ONLINE, TELEPHONE, PROXY OR IN PERSON AT THE GRAND CONNAUGHT ROOMS, GREAT QUEEN STREET, 61-65, COVENT GARDEN, LONDON, WC2B 5DA ***3RD FEBRUARY 20259.30 am START***CONTACT THE AUCTIONEERS TO REGISTER NOW***REDUCED GUIDE PRICE £115,000***

Entrance Hall

Entered via UPVC double glazed door, stairs to first floor, understair storage cupboard and decorative coved corning.

Lounge

16' 4" (Into bay window) x 13' (4.98m (Into bay window) x 3.96m)

UPVC double glazed box bay window to front, decorative fire, coved corning, decorative ceiling rose and TV point.

Reception Room 2

13' 7" x 10' 11" (Into alcove) (4.14m x 3.33m (Into alcove))

UPVC double glazed window to rear, decorative fire place and surround, coved corning and ceiling rose.

Breakfast Room

12' 1" x 10' 2" (3.68m x 3.10m)

UPVC double glazed window to side, electric fire with decorative surround, storage cupboard and TV point.

Kitchen

10' 4" x 10' 3" (3.15m x 3.12m)

Wall and base units with complementary working surfaces, integral electric oven, four ring gas hob, UPVC double glazed window to rear, sin/drainier with mixer tap, UPVC double glazed door leading to rear garden, Logic combi boiler and tiled splashback.

First Floor Landing

Stairs from the hall, stairs to top floor.

Bathroom

UPVC double glazed window to rear, bath with

mixer tap with shower over, WC and wash hand basin with mixer tap.

Bedroom 1

19' 11" x 13' 6" (6.07m x 4.11m)

UPVC double glazed window to front, and decorative fireplace.

Bedroom 2

13' 7" x 13' 6" (4.14m x 4.11m)

UPVC double glazed window to rear and decorative fire surround.

Bedroom 3

11' 1" x 10' 4" (3.38m x 3.15m)

UPVC double glazed window to rear.

Second Floor Landing

Skylight Velux window to rear, storage cupboard and loft hatch access.

Bedroom 4

19' 11" x 13' 7" (6.07m x 4.14m)

UPVC double glazed fire window to front with original open fireplace.

Bedroom 5

13' 7" x 13' 6" (4.14m x 4.11m)

UPVC double glazed fire window to front with original open fireplace.

Externally Rear Garden

Beautifully maintained rear garden, lawned area, decorative flower bed edging with shrubs and plants, patio area and access to the cellar.

Cellar

Wooden door leading into garage, internal tap,





radiator, UPVC double glazed window to rear and stairs leading to ground floor.

Front Palisade

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 2

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 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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Westbourne Grove, North Ormesby Middlesbrough

- GUIDE PRICE £115,000
- EXCELLENT LOCATION
- CELLAR
- ON STREET PARKING
- CLOSE TO TRANSPORT LINKS

Tenure: Freehold EPC Rating: G
Council Tax Band: B

guide price

£115,000



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Property Ref:
MAR110114 - 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.

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