



Springbank Road, Ormesby Middlesbrough TS7 9EL

welcome to

Springbank Road, Ormesby Middlesbrough

Offered for sale with no onward chain, this well-positioned three-bedroom detached bungalow in Ormesby provides spacious and practical single-level accommodation, making it an ideal 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, radiator, void loft access.

Lounge

16' x 10' 11" (4.88m x 3.33m)

UPVC double glazed patio doors leading to rear

garden, UPVC double glazed windows to rear, TV point, telephone point, radiator.

Kitchen

12' 2" x 10' 2" (3.71m x 3.10m)

Range of base and wall units with complementary work surfaces, four ring gas hob, integral electric oven, UPVC double glazed window to rear and side, radiator, sink with draining board and dual tap, combi boiler, UPVC double glazed door to rear garden.

Bedroom 1

10' 11" x 10' 10" (3.33m x 3.30m)

UPVC double glazed window to front, radiator, feature panelled wall.

Bedroom 2

10' 11" x 6' 11" (3.33m x 2.11m)

UPVC double glazed window to side, radiator.

Bedroom 3

10' x 6' 11" (3.05m x 2.11m)

UPVC double glazed window to front, radiator.

Bathroom

Bath, wash hand basin, toilet, heated chrome towel rail, wall mounted shower with shower head, UPVC double glazed window to side.

Externally Rear Garden

Two tier garden, patio seating section, turfed garden, flower bed edges.

Front Garden

Turfed garden.





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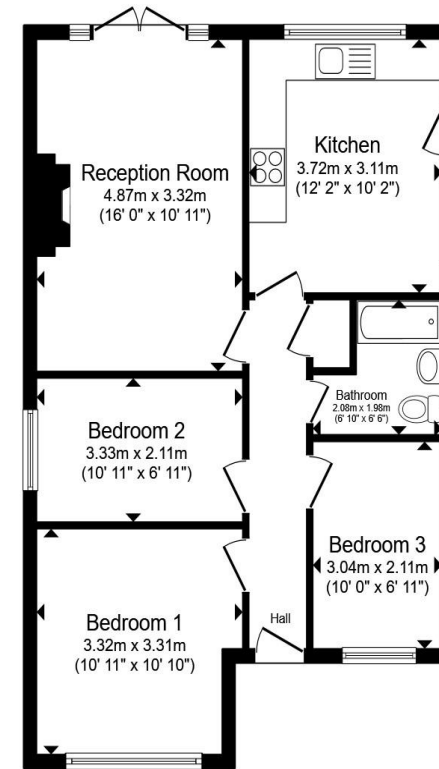
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- IDEAL FOR DOWNSIZERS
- CALL US TO BOOK AN APPOINTMENT FOR OUR OPEN HOUSE EVENT 25/9/26

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

guide price

£150 000



Total floor area 63.0 m² (678 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:
MAR112472 - 0003

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