



Glaisdale Avenue, Middlesbrough TS5 7PG

welcome to

Glaisdale Avenue, Middlesbrough

This three-bedroom semi-detached home presents an excellent opportunity for buyers looking to modernise and add value.

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, UPVC double glazed window to front and side, under stair storage cupboard.

Lounge

11' 1" x 14' 6" (3.38m x 4.42m)

UPVC double glazed bay window to front, radiator, TV point, telephone point, gas fire with decorative fire surround, coving to ceiling.

Dining Room

9' 8" x 14' 6" (2.95m x 4.42m)

UPVC double glazed patio doors leading to rear garden, radiator.

Kitchen

5' 1" x 32' 2" (1.55m x 9.80m)

Range of base and wall units with complementary work surfaces, UPVC double glazed window to side, 1 1/2 bowl sink with draining board and mixer tap, recess for appliances, UPVC double glazed door leading to rear garden, leads onto the conservatory.

Conservatory

Of UPVC construction, electricity point, TV point.

Landing

UPVC double glazed feature window overlooking rear garden.

Bedroom 1

11' 10" x 12' 3" (3.61m x 3.73m)

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

Bedroom 2

8' x 8' 8" (2.44m x 2.64m)

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

Bedroom 3

7' 10" x 12' 3" (2.39m x 3.73m)

UPVC double glazed window to rear.





Bathroom

Double walk-in shower, wash hand basin, toilet, UPVC double glazed window to rear, heated chrome towel rail.

Externally Rear Garden

South facing patio garden, raised flower bed edges, green house, access to garage.

Front Garden

Driveway leading to garage, easily maintainable front garden.

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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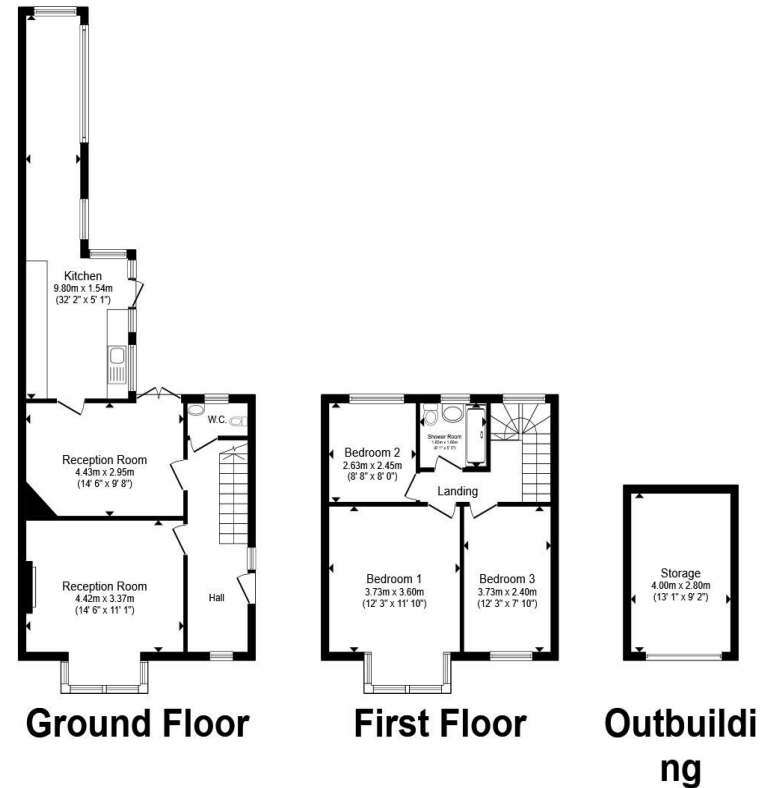
Glaisdale Avenue, Middlesbrough

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

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

guide price

£165,000



Total floor area 114.4 m² (1,231 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:
MAR111694 - 0005

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