



Railway Houses, Port Clarence Middlesbrough TS2 1SB

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Railway Houses, Port Clarence Middlesbrough

Positioned in the heart of Port Clarence and steeped in local history, this unique two-bedroom home is one of just two former railway-owned properties-offering a rare chance to own a piece of the area's industrial heritage.

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.

Lounge

18' 1" maximum x 13' 2" maximum (5.51m maximum x 4.01m maximum)
Large bay window to front, electric fire with wooden surround, cornicing.

Dining Room

12' 11" maximum x 13' 11" (3.94m maximum x 4.24m)
Double glazed window to front, gas fire and wooden surround, radiator, door to kitchen.

Kitchen

10' 11" x 9' 4" maximum (3.33m x 2.84m maximum)
Wall and base units and rolled edge worktops, stainless steel sink and drainer with mixer tap, built in electric oven and gas hob, plumbing for washing machine, wall mounted Baxi boiler, built in under stairs pantry, hardwood door to rear, double glazed window to rear.

First Floor Landing

2 door storage cupboard, double glazed window to rear.

Bedroom 1

16' 5" maximum x 13' 2" maximum (5.00m maximum x 4.01m maximum)
Double glazed window to front, fitted wardrobe and radiator. Restricted head height due to shaped roofline

Bedroom 2

12' 11" maximum x 9' 1" (3.94m maximum x 2.77m)
Double glazed window to front, and radiator. Restricted head height due to shaped roofline,

Dressing Room

7' 7" x 4' 4" (2.31m x 1.32m)
Window to side.

Large Shower Room / Wc

Low level WC, pedestal wash hand basin, shower with disabled access, built in storage cupboard, radiator and double glazed window to rear.





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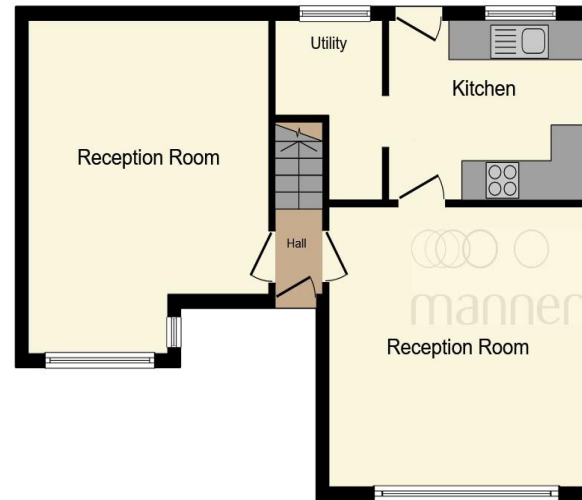
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SEMI-DETACHED
- AMAZING INVESTMENT

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£55,000



Ground Floor



First Floor

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.focalagent.com

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Property Ref:
BIL109314 - 0004

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