



Springbank Road, Ormesby, Middlesbrough, TS7 9EL

welcome to

Springbank Road, Ormesby Middlesbrough

A pleasantly situated 3 Bedroomed Semi-Detached home located within Middlesbrough. Externally this home has good sized front & rear gardens with a driveway leading to the garage.

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 £300 inc VAT towards the preparation cost of the pack.

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.

Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Entrance Hallway

Enter via uPVC double glazed door, radiator, stairs to First Floor, under stairs storage cupboards.

Kitchen

9' x 8' 9" (2.74m x 2.67m)

Range of base and wall units with complimentary working surfaces , uPVC double glazed window to rear and side, uPVC double glazed door leading to side aspect, recess for fridge freezer, integral electric oven with 4-cylinder gas hob, 1 1/2 bowl sink and draining board with mixer tap, plumbing for washing machine.

Lounge

24' 10" x 10' 1" (7.57m x 3.07m)

UPVC double glazed bay window to front , radiator, uPVC double glazed sliding door leading to Rear Garden, TV point, telephone point, gas wall mounted fire,

First Floor

Landing

Stairs from Hallway, void loft access.

Bathroom

Bath with mixer tap and overhead shower, wash hand basin with mixer tap, wc, uPVC double glazed window to rear.





Bedroom 1

13' 6" x 9' 9" (4.11m x 2.97m)

UPVC double glazed window to front, radiator.

Bedroom 2

11' 8" x 9' 7" (3.56m x 2.92m)

UPVC double glazed window to rear, radiator.

Bedroom 3

7' 2" x 6' 8" (2.18m x 2.03m)

UPVC double glazed window to front.

Externally

Rear Garden

Turfed with a patio seating area, flower bed edging to the rear and side aspect, timber built storage shed, greenhouse.

Front

Driveway leading to Garage, off street parking for multiple cars.

Garage

With up and over style door.



view this property online mannersandharrison.co.uk/Property/MAR109291



welcome to

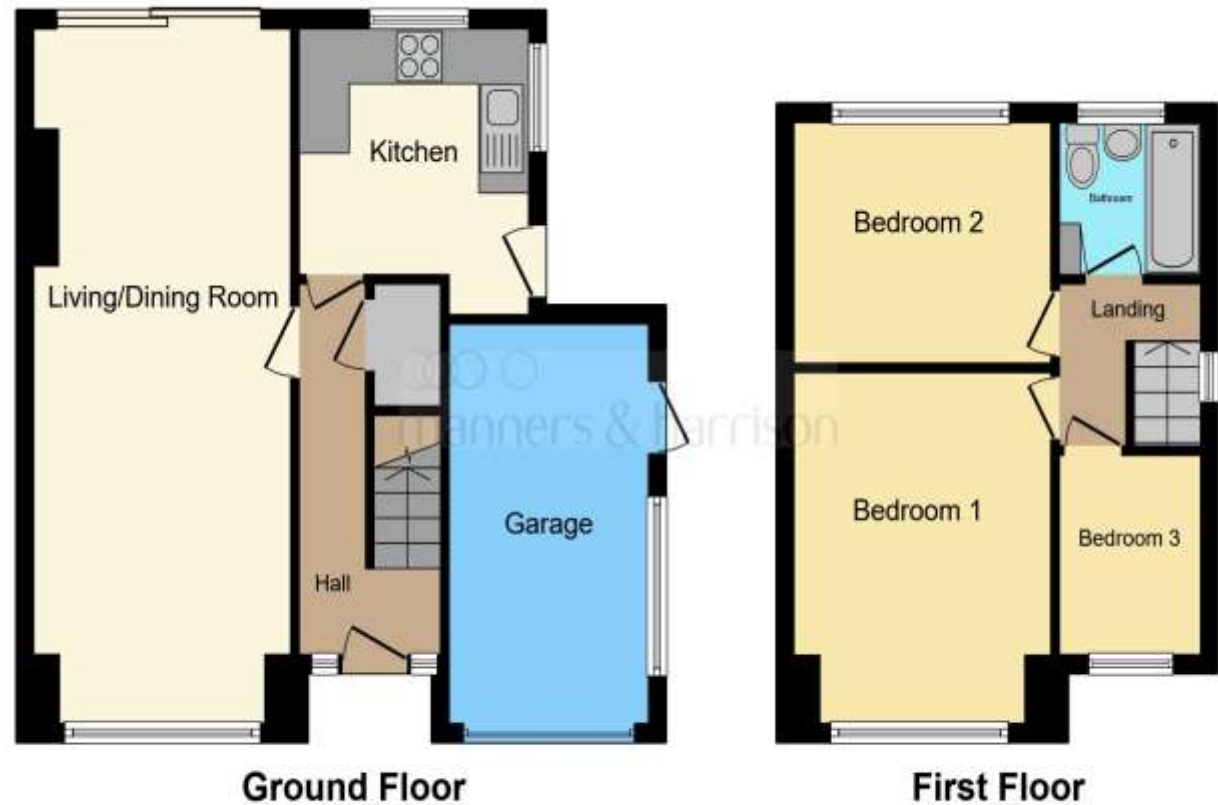
Springbank Road, Ormesby Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SPACIOUS LOUNGE/ DINER
- FITTED KITCHEN

Tenure: Freehold EPC Rating: D

guide price

£110,000



This floorplan 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 should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

view this property online mannersandharrison.co.uk/Property/MAR109291



Property Ref:
MAR109291 - 0006

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.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk