



**Coppice Road, MIDDLESBROUGH, TS4 2SP**

**welcome to**

## **Coppice Road, MIDDLESBROUGH**

A deceptively spacious three bedroom semi detached family home with great potential. Externally this home boast a beautiful south facing rear garden with a driveway to the front 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.

### **Entrance Hall**

Entered via UPVC double glazed door, stairs to first floor and radiator.

### **Lounge**

15' 6" x 10' 5" ( 4.72m x 3.17m )  
Electric fire, TV point, telephone point and UPVC double glazed window to front with secondary glazing.

### **Kitchen / Diner**

14' 7" x 9' 3" ( 4.45m x 2.82m )  
Wall and base units with complimentary work surfaces, recess for fridge/freezer, integral electric oven, four ring gas hob, 1 1/2 sink/drainer with mixer tap, understair storage cupboard, UPVC double glazed window to rear and UPVC double glazed door to rear garden.

### **Landing**

Stairs from hall, UPVC double glazed window to side and loft access.

### **Bedroom 1**

13' 7" x 10' 5" ( 4.14m x 3.17m )  
UPVC double glazed window to front with secondary glazing and radiator.

### **Bedroom 2**

11' 2" x 8' 8" ( 3.40m x 2.64m )  
UPVC double glazed window to rear and radiator.

### **Bedroom 3**

7' 10" x 5' 11" ( 2.39m x 1.80m )  
UPVC double glazed window to front with secondary glazing and radiator.





### **Bathroom**

WC, wash hand basin, bath with shower over, radiator and UPVC double glazed window to rear.

### **Externally**

#### **Front Garden**

Driveway leading to garage and two shaped lawn areas.

#### **Rear Garden**

Artificial lawn with flowerbed edging, patio area and rear access.



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## Coppice Road, MIDDLESBROUGH

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DECEPTIVELY SPACIOUS
- GREAT POTENTIAL

Tenure: Freehold EPC Rating: C

guide price

**£117,000**



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](http://www.focalagent.com)

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Property Ref:  
MAR109919 - 0004

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