



Mandale Road, Middlesbrough, TS5 8AE

welcome to

Mandale Road, Middlesbrough

A pleasantly situated three bedroom semi detached family home to be sold with no forward chain. Externally this homes hosts a great sized rear garden and a driveway to the front which leads 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 wooden single glazed door, UPVC double glazed window to front, radiator and stairs to first floor.

Lounge

15' 3" (Into bay window) x 11' 9" (Into bay window) x 3.58m)
UPVC double glazed bay window to front, coved cornicing and radiator.

Dining Area

18' 2" x 11' 3" (5.54m x 3.43m)
UPVC double glazed window to rear, wooden single glazed window to side, understair storage cupboard and radiator.

Kitchen

9' 8" x 8' 1" (2.95m x 2.46m)
A range of base units with complimentary work surfaces, sink/drainers with mixer tap, wooden single glazed window to side, Ideal combi boiler and radiator.

Utility Area

10' 10" x 6' 11" (3.30m x 2.11m)
Wooden single glazed window, radiator and storage cupboards and door to rear garden.

W / C

Wooden single glazed window to side, high cistern WC.

Landing

Stairs from hall and wooden single glazed window to side.





Bedroom 1

15' 1" (Into bay window) x 10' 10" (4.60m (Into bay window) x 3.30m)

UPVC double glazed bay window to front and radiator.

Bedroom 2

11' 2" x 10' 9" (3.40m x 3.28m)

UPVC double glazed window to front, built in wardrobes and radiator.

Bedroom 3

6' 7" x 6' 10" (2.01m x 2.08m)

UPVC double glazed window to front and radiator.

Bathroom

Bath, UPVC double glazed window to rear, WC, wash hand basin with mixer tap and radiator.

Externally

Rear Garden

Lawned area, enclosed and trees.

Front Garden

Small garden and multi car driveway leading to garage.

Garage

Up and over door, single glazed windows to side and wooden door to side.



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Mandale Road, Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FAMILY HOME
- MULTIPLE RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

guide price

£145,000



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

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Property Ref:
MAR109910 - 0004

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manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



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



mannersandharrison.co.uk