



Barker Road, Middlesbrough TS5 5ES

welcome to

Barker Road, Middlesbrough

A spacious four bedroom terraced family home with great potential hosting multiple reception rooms. Externally this home has a front palisade with a mature rear garden with a garage to the rear.

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 Porch

Entered via single glazed stained glass wooden door, single glazed wooden windows to front,

Entrance Hallway

Staircase to first floor, decorative coved cornicing, picture rail ,radiator, understairs storage cupboard.

Lounge

16' 7" Into bay x 12' 11" Into recess (5.05m Into bay x 3.94m Into recess)

Wooden single gazed bay window to front with stain glass window, radiator, gas fire, TV point.

Dining Area

11' 5" x 16' 10" (3.48m x 5.13m)

Gas fire, single glazed wooden window to rear, coved cornicing.

Reception Room 3

16' 3" Max x 11' 5" Max (4.95m Max x 3.48m Max)

Single glazed wooden window to side aspect, fitted storage space, gas fire.

Kitchen

9' 9" x 11' 5" (2.97m x 3.48m)

Range of base units with complementary working surfaces, sink with dual draining board, wooden single glazed window to rear, plumbing for washing machine, recess for cooker and fridge/freezer.

Utility

11' 5" x 9' 10" (3.48m x 3.00m)

Wooden single glazed window, electric points, wooden door leading to rear garden.

First Floor

Landing

Stairs from hallway, skylight bringing in natural light, fitted storage space.





Bathroom

Bath with mixer tap and wall mounted shower, wash hand basin with mixer tap, wooden single glazed sash window to side, storage cupboard.

Separate Wc

Wc, wooden single glazed sash window to rear.

Bedroom 1

16' 7" Into bay x 15' 10" Onto wardrobes (5.05m Into bay x 4.83m Onto wardrobes)

Wooden single glazed stained glass bay window to front, radiator, two built in storage cupboards.

Bedroom 2

14' 5" x 11' 5" Max (4.39m x 3.48m Max)

Wooden single glazed window to rear, radiator, storage cupboard.

Bedroom 3

8' x 8' 6" (2.44m x 2.59m)

UPVC double glazed window to side, void loft access.

Bedroom 4

11' 4" Max, Including bay x 11' 6" (3.45m Max, Including bay x 3.51m)

Wooden single glazed bay window to rear, radiator.

Externally Front Garden

Small front palisade.

Rear Garden

Patio seating area with turfed garden, vegetable plot, flower bed edging to the side, access to garage, external water tap.

Garage

Located to the rear of the property, single glazed window, wooden doors.

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.



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Barker Road, Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FOUR WELL PROPORTIONED BEDROOMS
- SPACIOUS

Tenure: Freehold EPC Rating: D

guide price

£140,000



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:
MAR110162 - 0011

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