



**Eagle Park, Marton-In-Cleveland Middlesbrough TS8 9NT**

**welcome to**

## **Eagle Park, Marton-In-Cleveland Middlesbrough**

Two bedroom semi-detached home, cosy family lounge, extended kitchen, two double bedrooms, family bathroom suite, driveway, spacious wrap around rear garden.

### **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, UPVC double glazed window to front.

### **Lounge**

14' 9" (max) x 12' 9" (max) ( 4.50m (max) x 3.89m (max) )  
UPVC double glazed window to front, TV point, telephone point, under stairs storage cupboard.

### **Kitchen**

19' 5" (max) x 12' 7" (max) ( 5.92m (max) x 3.84m (max) )  
extended kitchen with a range of wall and base units with complimentary working surfaces, wall mounted vertical radiator, plumbing for washing machine, four ring hob, integral electric oven with integral electric grill, UPVC double glazed bi-fold doors to the rear, skylight window to rear, 1 1/2 stainless steel sink and draining board with mixer tap, UPVC double glaze window to side.

### **First Floor**

#### **Landing**

void loft access

#### **Bedroom 1**

12' 10" (max) x 8' 7" (max) ( 3.91m (max) x 2.62m (max) )  
UPVC double glazed window to front, radiator, built in wardrobes.

#### **Bedroom 2**

12' 11" (max) x 6' 5" (max) ( 3.94m (max) x 1.96m (max) )  
UPVC double glazed window to rear, radiator, storage cupboard.

#### **Family Bathroom**

Part tiled bathroom, UPVC double glazed window, tiled, floating sink with mixer tap, double walk in shower, spotlighting to ceiling, under-floor heating, extractor fan.



## Externally

### Front Garden

driveway to front, small turf front garden.



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

Tenure: Freehold EPC Rating: C

guide price

**£125,000**



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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