



Rushmere, Marton-In-Cleveland, Middlesbrough, TS8 9XL

welcome to

Rushmere, Marton-In-Cleveland Middlesbrough

A spacious four Bedroom Detached home located in a sought after area. Externally this home has front and 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.

Entrance Hall

UPVC double glazed door, stairs to first floor, understairs storage cupboard and radiator.

Lounge

17' 9" (Into bay window) x 11' 4" (5.41m (Into bay window) x 3.45m)
UPVC double glazed bay window to front, TV point, telephone point, gas fire, coved cornicing and radiator.

Dining Room

9' 6" x 9' 6" (2.90m x 2.90m)
UPVC double glazed sliding door to rear, coved cornicing and radiator.

Kitchen

9' 8" x 11' 7" (2.95m x 3.53m)
Wall and base units with complimentary work surfaces, UPVC double glazed bay window to rear, 1 1/2 sink/drainers, integral electric oven, four ring gas hob, space for under counter fridge/freezer and radiator.

Utility Room

5' 3" x 6' 5" (1.60m x 1.96m)
UPVC double glazed door to rear, wall and base units, fixed sink/drainers and plumbing for washing machine.

Downstairs Wc

WC, wash hand basin and UPVC double glazed window to side.





Landing

Stairs from Hall, loft access and radiator.

Bedroom 1

10' 8" x 15' 8" (Maximum) (3.25m x 4.78m (Maximum))
UPVC double glazed window to front, built in wardrobes and radiator.

En Suite

Wash hand basin, double shower cubicle, chrome heated towel rail, extractor fan, UPVC double glazed window to front and radiator.

Bedroom 2

16' 5" x 9' 2" (5.00m x 2.79m)

Bedroom 3

9' 7" x 10' 8" (2.92m x 3.25m)
UPVC double glazed window to rear and radiator.

Bedroom 4

9' 5" (Maximum) x 9' 3" (Maximum) (2.87m (Maximum) x 2.82m (Maximum))
UPVC double glazed window to rear and radiator.



Bathroom

Wash hand basin, bath with hand held shower attachment, WC, chrome heated towel rail, extractor fan and UPVC double glazed window to rear.

Externally

Rear Garden

Lawned area, stonebed edging with a range of shrubs and trees and a patio area.

Front Garden

Small lawned garden with driveway leading to Garage.

Garage

Up and over door with power and light



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Rushmere, Marton-In-Cleveland Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MASTER WITH EN SUITE
- UTILITY ROOM AND GARAGE

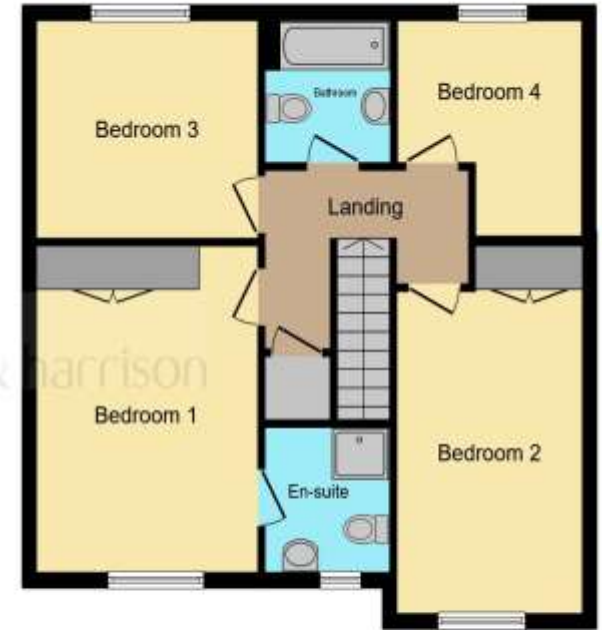
Tenure: Freehold EPC Rating: C

guide price

£240,000



Ground Floor



First Floor

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:
MAR110272 - 0002

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