



Barker Road, Middlesbrough, TS5 5EW

welcome to

Barker Road, Middlesbrough

Three bedroom terraced family home with great potential, hosts multiple reception rooms leading onto kitchen to rear, benefits from three well proportioned bedrooms and a family bathroom, also has front and rear gardens and on street parking.

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 glaze door, single glazed stained glass window to front, stairs to first floor, radiator, under stairs storage cupboard.

Lounge

13' 2" (in to bay) x 14' 3" (max) (5.23m (in to bay) x 4.34m (max))

Wooden single glazed bay window to front, stained glasses, TV point, telephone point, radiator, gas fire with decorative fire surround, coved corning.

Reception Room 2

13' 11" (max) x 11' 1" (max) (4.24m (max) x 3.38m (max))
Wooden single glaze door leading to rear, radiator, gas fire with decorative surround.

Breakfast Room

13' 2" (max) x 8' 8" (max) (4.01m (max) x 2.64m (max))
Skylight window, storage cupboard, gas fire.

Kitchen

12' 3" (max) x 7' 10" (max) (3.73m (max) x 2.39m (max))
Fitted with a range of wall and base units with complimentary working surfaces, sink with dual draining board and mixer tap, recess for cooker, plumbing for washing machine, single glazed wooden window to rear, UPVC double glazed window to side.

First Floor

Landing
Skylight.





Bedroom 1

17' 7" (into bay) x 12' 6" (max) (5.36m (into bay) x 3.81m (max))

Wooden single glazed bay window to front, radiator, storage cupboard, exposed fireplace.

Bedroom 2

13' 3" (max) x 9' 10" (max) (4.04m (max) x 3.00m (max))

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

Bedroom 3

10' 7" (max) x 7' 4" (max) (3.23m (max) x 2.24m (max))

Wooden single glazed bay window to front, radiator.

Separate W/C

low level low flush W/ac, wooden single glazed window to rear.

Family Bathroom

Heated rowel rail, storage cupboards, bath with mixer taps and wall mounted shower head, wooden single glazed window to rear, sink with dual mixer taps.



Front Garden

Small front garden.

Rear Garden

Lawned rear, large tree, patio seating area.

Agents Note:

There is a treatment plan in place for Japanese Knotweed. Please ask the branch for more details so that you can make further enquiries as required for your own purposes.



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welcome to

Barker Road, Middlesbrough

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

Tenure: Freehold EPC Rating: Awaiting

guide price

£85,000



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:
MAR110270 - 0004

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