



**Weymouth Avenue, Middlesbrough TS8 9AB**



**welcome to**

## **Weymouth Avenue, Middlesbrough**

Three bedroom detached bungalow occupying a spacious lounge, extended kitchen, diner and bathroom suite, three well proportioned bedrooms, a beautiful landscaped gardens offering a sense of privacy, multiple car driveway leading to a garage and converted 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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 into hallway, radiator, void loft access, radiator, void loft access,

coved corning.

### **Lounge**

17' (mx) x 10' 9" (max) ( 5.18m (mx) x 3.28m (max) )  
UPVC double glazed window to front and side, radiator, TV point, telephone point, Gas fire with decked fire surround.

### **Family Bathroom**

Low level low flush WC, Wash hand basin with mixer tap, UPVC double glazed window to side, bath with mixer tap and hand held shower, heated chrome towel rail.

### **Kitchen**

18' (max) x 9' 1" (max) ( 5.49m (max) x 2.77m (max) )  
Range of wall and base units with complimentary working surfaces, plumbing for washing machine, sink with draining board and mixer tap, recess for cooker, recess for under counter fridge/freezer, two radiators, UPVC double glazed window to side, UPVC double glazed patio door leading to rear garden, skylight windows, extractor fan.

### **Bedroom 1**

13' 9" (max) x 8' 11" (max) ( 4.19m (max) x 2.72m (max) )  
UPVC double glazed window to front, radiator, fitted wardrobes.

### **Bedroom 2**

12' 7" (max) x 9' 11" (max) ( 3.84m (max) x 3.02m (max) )  
UPVC double glazed patio doors to rear, radiator.

### **Bedroom 3**

7' (max) x 9' 11" (max) ( 2.13m (max) x 3.02m (max) )  
UPVC double glazed window to rear, radiator, fitted wardrobes.

### **Externally**





### **Rear Garden**

Fully landscape garden, patio eating areas, pagoda, raised decking section, well manicured lawn, flower bed edging, trees and shrubs, timber built storage sheds, high brick walls.

### **Front Garden**

Driveway leading on to the double garage, well manicured front garden.

### **Garage 1**

Electricity and power points, up and over style door.

### **Garage 2 (storage Room)**

UPVC double glazed sliding doors to front of property, electricity and lighting points.



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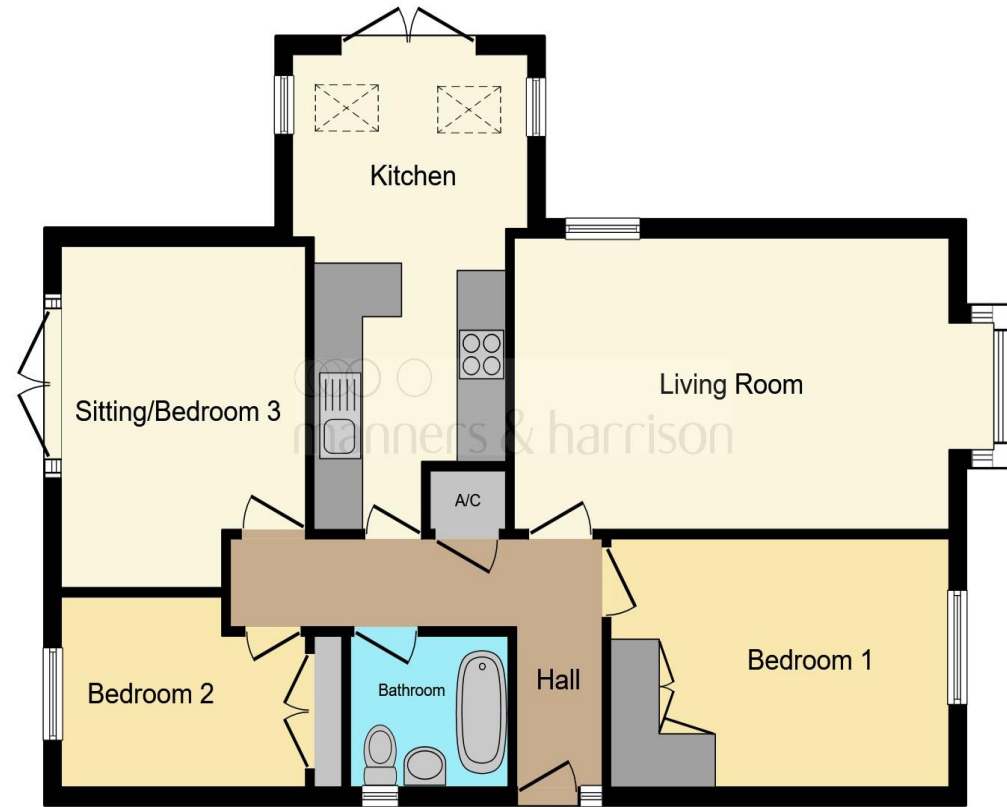
## Weymouth Avenue, Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DETACHED BUNGALOW
- CORNER PLOT

Tenure: Freehold EPC Rating: Awaiting

guide price

**£225,000**



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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