



**Trunk Road, Middlesbrough TS6 0AB**

**welcome to**

## **Trunk Road, Middlesbrough**

A three bedroom semi-detached family home with great potential. Externally this home hosts front and rear gardens with a driveway to the front 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 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, stairs to first floor, understair storage, radiator, UPVC double glazed windows to front and side.

### **Lounge**

14' 4" x 13' 4" ( 4.37m x 4.06m )

UPVC double glazed box bay window, radiator, TV

point, telephone point.

### **Dining Room**

12' 4" x 11' 6" ( 3.76m x 3.51m )

UPVC double glazed door to rear garden, radiator.

### **Kitchen**

15' 4" x 9' 7" ( 4.67m x 2.92m )

A range of wall and base units with complimentary working surfaces, UPVC double glazed window to rear, recess for cooker, plumbing for washing machine, sink/drainage with mixer tap, UPVC double glazed door to side.

### **Landing**

Stairs from hall, UPVC double glazed window to side, loft access.

### **Bedroom 1**

11' 6" x 11' 3" ( 3.51m x 3.43m )

Wooden double glazed window to front, radiator.

### **Bedroom 2**

12' 3" x 11' 9" ( 3.73m x 3.58m )

Wooden double glazed window to rear, radiator.

### **Bedroom 3**

7' 5" x 8' 3" ( 2.26m x 2.51m )

Wooden double glazed window to front, radiator.

### **Family Bathroom**

Bath with mixer tap, wash hand basin, WC, shower cubicle, wooden single glazed window to rear.





### **Externally**

#### **Rear Garden**

Lawned rear garden with flowerbed edging, patio seating area, fence enclosed.

#### **Front Garden**

Driveway, mature front garden with hedge providing privacy.



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## Trunk Road, Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- LOTS OF POTENTIAL
- RECENTLY DECORATED

Tenure: Freehold EPC Rating: D

guide price

**£100,000**



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:  
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