



**Queens Road, Middlesbrough TS5 6EE**

**welcome to**

## **Queens Road, Middlesbrough**

A three bedroom end terraced home offering huge potential. An excellent renovation opportunity for someone looking to add their own stamp with many original features. Externally this home has a front palisade with an enclosed rear yard.

### **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 door, stairs to first floor, radiator.

### **Lounge**

14' 11" (into bay) x 12' 5" (l(into recess) ( 4.55m (into bay) x 3.78m (l(into recess) )

Single glazed sash bay window to front, radiator, TV point, electric fire with decorative surround.

### **Dining Room**

14' 10" (max) x 11' (max) ( 4.52m (max) x 3.35m (max) )

Wooden single glazed window to rear, wooden single glazed window to side, UPVC single glazed door leading to rear, serving hatch.

### **Reception Room 3**

10' 9" (into bay) x 10' 6" (max) ( 3.28m (into bay) x 3.20m (max) )

Wooden single glazed sash bay window to side, fitted cupboard space, gas wall mounted fire.

### **Kitchen**

10' 11" (max) x 5' 4" (max) ( 3.33m (max) x 1.63m (max) )

Base units with complimentary working surfaces, sink with draining board and mixer tap, wooden double glazed window to rear, UPVC double glazed window to side, recess for under counter appliances.

### **Landing First Floor**

Skylight window, fitted storage cupboards.

### **Separate Wc**

WC, UPVC double glazed window to side.

### **Bathroom**

Bath with mixer taps and wall mounted shower, sink with mixer taps, radiator, UPVC double glazed window to side.

### **Bedroom 1**

14' 11" (into bay) x 16' 10" (max) ( 4.55m (into bay) x 5.13m (max) )



Wooden single glazed sash bay window to the front, radiator, built in wardrobes.



### **Bedroom 2**

12' 2" (max) x 10' 11" (max) ( 3.71m (max) x 3.33m (max) )  
Period style fireplace, UPVC double glazed window to rear, radiator.

### **Bedroom 3**

13' 6" (inc door) x 11' 1" (max) ( 4.11m (inc door) x 3.38m (max) )  
Period style fireplace, built in wardrobe, UPVC double glazed window to rear, radiator.

### **Externally Rear Yard**

Enclosed rear yard, flower bed section.

### **Front**

small front palisade, on- street parking.

### **Agents Note:**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly



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## Queens Road, Middlesbrough

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

Tenure: Freehold EPC Rating: D

guide price

**£90,000**



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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Property Ref:  
MAR109543 - 0004

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