



**Church Lane, Eston, Middlesbrough, TS6 9DB**

**welcome to**

## **Church Lane, Eston Middlesbrough**

An extended four bedroom semi-detached family home. The spacious property occupies a third of an acre plot with potential (subject to planning and permissions) for a building plot/4 bedroom bungalow to the rear. There is a large garage and front and rear areas for parking multiple vehicles.

### **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, radiator, access to downstairs WC, UPVC double glazed doors to side.

### **Downstairs Shower Room**

Modern shower room, WC, wash hand basin with mixer tap, double walk in shower with wall mounted shower head, spotlights, extractor fan, radiator.

### **Lounge**

11' 4" (max) x 22' 7" (max) ( 3.45m (max) x 6.88m (max) )  
Radiator, serving hatch, UPVC double glazed patio doors to front patio as well as UPVC double glazed windows, coved cornicing, electric fire with decorative surround.

### **Kitchen**

16' 2" (max) x 8' 7" (max) ( 4.93m (max) x 2.62m (max) )  
Range of wall and base units with complimentary working surfaces, UPVC double glazed window to side and rear, UPVC double glazed door leading to rear, 1 1/2 bowl sink with draining board and mixer tap, integral electric oven, four ring gas hob, breakfast bench, integral fridge freezer.

### **Dining Room**

14' 1" (max) x 10' 11" (max) ( 4.29m (max) x 3.33m (max) )  
Multi fuel log burner, UPVC double glazed door to rear, serving hatch into lounge, archway leading to kitchen, coved cornicing, radiator.

### **First Floor Landing**

UPVC double glazed window to side leading up to the first floor, void loft access.





### **Family Bathroom**

Heated chrome towel rail, corner style bath with mixer taps, UPVC double glazed window to front, WC, single shower cubicle with wall mounted shower, wash hand basin with mixer taps, fitted storage space, part tiled walls.

### **Bedroom 1**

10' 11" (max) x 14' 7" (max) ( 3.33m (max) x 4.45m (max) )  
UPVC double glazed window to rear, radiator, wash hand basin with mixer tap.

### **Bedroom 2**

13' 11" (max) x 8' 8" (max) ( 4.24m (max) x 2.64m (max) )  
UPVC double glazed window to rear, radiator, wash hand basin with mixer taps.

### **Bedroom 3**

11' 2" (max) x 10' 10" (max) ( 3.40m (max) x 3.30m (max) )  
UPVC double glazed window to front, radiator, coved cornicing.

### **Bedroom 4**

8' 2" (max) x 8' 10" (max) ( 2.49m (max) x 2.69m (max) )  
Radiator, fitted wardrobes with sliding doors.



### **Externally**

#### **Rear Garden**

Large patio area, large rear garden, range of trees, shrubs and bushes, summer house, storage sheds.

#### **Front Garden**

Multiple car driveway leading to garage, mature front garden, range of shrubs, bushes and trees and raised flower bed section.

#### **Garage**

Up and over style door, wooden single glazed door to side, wooden single glazed windows, workshop to rear.



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## Church Lane, Eston Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- EXTENDED
- DETACHED FAMILY HOME

Tenure: Freehold EPC Rating: C

guide price

**£190,000**



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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