









welcome to

Rockliffe Road, Middlesbrough

A three bedroom terraced home with great potential to be sold with no chain, has a bright and spacious lounge/diner, fitted kitchen and utility room and benefits from a patio rear garden with an artificial turf seating area.

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, coved cornicing, storage cupboard.

Lounge

13' 8" (into bay) \times 11' 2" (into recess) (4.17m (into bay) \times 3.40m (into recess))

UPVC double glazed bay window to front, radiator, TV point, telephone point, coved cornicing.

Dining Room

14' 11" (max) x 9' 2" (max) (4.55m (max) x 2.79m (max)) Radiator, coved cornicing, UPVC double glazed window to rear.

Kitchen

17' 4" (max) x 8' 6" (max) (5.28m (max) x 2.59m (max)) Range of wall and base units with complimentary working surfaces, storage cupboard, fitted units, integral electric oven, electric grill, UPVC double glazed window to side, wooden double glazed window to rear, sink with draining board and mixer tap, spotlights, radiator.

Utility

7' 6" (max) x 7' 2" (max) (2.29m (max) x 2.18m (max)) Wooden single glazed door to rear, wooden double glazed window to side, work surfaces, two storage cupboards, plumbing.

First Floor Landing

Skylight, built in storage cupboard.

Bedroom 1

15' 2" (max) x 14' 4" (max) (4.62m (max) x 4.37m (max)) UPVC double glazed bay window to front, radiator.









Bedroom 2

11' 4" (max) x 9' 10" (max) (3.45m (max) x 3.00m (max)) (located in the rear) UPVC double glazed window to rear, radiator, built in storage cupboard.

12' 1" (max) x 9' 1" (max) (3.68m (max) x 2.77m (max)) UPVC double glazed window to rear, radiator.

Bathroom

Bath with mixer tap and wall mounted shower, wash hand basin with mixer tap, heated chrome towel rail, WC, UPVC double glazed window to side.

Externally

Rear Garden

Patio rear, artificial turf, pergola, gate leading into rear alley.

Front Garden

Small palisade.







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Rockliffe Road, Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO CHAIN
- FITTED KITCHEN

Tenure: Freehold EPC Rating: D

guide price

£110,000



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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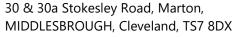
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