



**Bristow Road, Middlesbrough, TS4 2QB**

**welcome to**

## **Bristow Road, Middlesbrough**

A three bedroom semi-detached home offering plenty of potential. Externally this home benefits from a front palisade with an easy maintainable rear garden.

### **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 UPVC double glazed door to front, stairs to first floor, understair storage cupboard.

### **Lounge**

12' 2" (Maximum) x 11' 5" (In to bay window) ( 3.71m (Maximum) x 3.48m (In to bay window) )  
UPVC double glazed window to front, feature fireplace, coved cornicing, radiator.

### **Reception Room 2**

11' 3" x 15' 9" (Into alcove) ( 3.43m x 4.80m (Into alcove) )  
Picture rail, radiator, storage, feature fireplace and UPVC double glazed sliding door to conservatory.

### **Kitchen**

6' 4" x 9' 4" ( 1.93m x 2.84m )  
Two UPVC double glazed windows to side, fitted kitchen with wall and base units with roll top working surfaces, stainless steel sink/drainers, recess for appliances, four ring gas oven with extractor above, tiled splashback, plumbing for washing machine and Valliant boiler.

### **Landing**

Storage cupboard and loft access.

### **Bedroom 1**

15' 9" x 11' 9" ( 4.80m x 3.58m )  
UPVC double glazed bay window to front, coved cornicing, radiator.

### **Bedroom 2**

11' 3" x 10' 1" ( 3.43m x 3.07m )  
UPVC double glazed window to rear, radiator.





### **Bedroom 3**

6' 5" x 10' 1" ( 1.96m x 3.07m )

UPVC double glazed window to side, radiator.

### **Shower Room**

Shower cubicle with electric shower, UPVC double glazed opaque window to rear, low level low flush WC, vanity wash hand basin , towel radiator.

### **Externally**

#### **Rear Garden**

#### **Front Garden**

Palisade.



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## Bristow Road, Middlesbrough

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

Tenure: Freehold EPC Rating: D

guide price

**£75,000**



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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manners & harrison



**01642 311133**



[Marion@mannersandharrison.co.uk](mailto:Marion@mannersandharrison.co.uk)



30 & 30a Stokesley Road, Marton,  
MIDDLESBROUGH, Cleveland, TS7 8DX



**[mannersandharrison.co.uk](http://mannersandharrison.co.uk)**