



**Dunstable Road, Middlesbrough TS5 4AL**

**welcome to**

## **Dunstable Road, Middlesbrough**

This charming 3-bedroom terraced house offers fantastic potential and is being sold with no onward chain. Boasting a modern, recently fitted bathroom, this home is both stylish and practical. Additional benefits include on-street parking and great transport links, with easy access to the A19.

### **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**

Enter via UPVC double glazed door, stairs to first floor, understairs storage cupboard, radiator.

### **Lounge**

14' 10" x 12' 1" ( 4.52m x 3.68m )  
UPVC double glazed bay window to front, radiator, TV point, telephone point.

### **Dining Room**

8' 11" x 16' 10" ( 2.72m x 5.13m )  
UPVC double glazed window to rear, radiator.

### **Kitchen**

11' x 6' 6" ( 3.35m x 1.98m )  
Range of base units, UPVC double glazed window to side, wooden double glazed door leading to rear garden, sink with dual draining board, recess for appliances, plumbing for washing machine.

### **Landing**

Void loft access.

### **Bedroom 1**

13' 1" (into bay) x 10' 10" ( 3.99m (into bay) x 3.30m )  
UPVC double glazed bay window to front, radiator, built in storage cupboard.

### **Bedroom 2**

11' x 10' 10" ( 3.35m x 3.30m )  
wooden single glazed window to rear, radiator, combi boiler, fitted storage cupboard.

### **Bedroom 3**

7' 10" x 6' 11" ( 2.39m x 2.11m )  
UPVC double glazed window to front.





### **Family Bathroom**

Modern family bathroom, W/C, wash hand basin with mixer tap and under storage, bath with shower screen, wall mounted shower, rainfall style shower head, heated towel rail, wooden single glazed window to rear.

### **Externally**

#### **Front Garden**

Front palisade.

#### **Rear Garden**

Artificial rear garden, raised deck and seating area, all enclosed by timber fencing, gate to rear ally.



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## Dunstable Road, Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS/ INVESTMENT

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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Property Ref:  
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