



Oatfields Court, Eston Middlesbrough TS6 0UB

welcome to

Oatfields Court, Eston Middlesbrough

A three bedroom semi-detached family home offering great potential. Externally this home has front and rear gardens with a driveway to the front.

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, UPVC double glazed window to front, stairs to first floor, radiator.

Lounge

14' (max) x 12' 4" (max) (4.27m (max) x 3.76m (max))
UPVC double glazed window to front, radiator, TV point, telephone point, under stairs storage cupboard/.

Kitchen

15' 7" x 9' 2" (4.75m x 2.79m)
Range of wall and base units with complimentary working surfaces, integral double oven, five ring gas hob with extractor fan over, sink with draining board and mixer tap, UPVC double glazed window to rear, UPVC double glazed doors to rear.

First Floor Landing

Void loft access.

Bedroom 1

12' 4" x 9' 2" (3.76m x 2.79m)
UPVC double glazed window to front, radiator.

Bedroom 2

11' 3" x 9' 5" (3.43m x 2.87m)
UPVC double glazed window to rear, radiator.

Bedroom 3

7' x 6' 9" (2.13m x 2.06m)
UPVC double glazed window to rear, radiator, spotlights.

Family Bathroom

UPVC double glazed window to front, heated chrome towel rail, WC, wash hand basin with mixer tap, bath with mixer taps, wall mounted shower.





Externally

Front Garden

Driveway, stone front garden.

Rear Garden

Artificial turfed section, decking seating area, timber built storage shed.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- WELCOMING LOUNGE
- FITTED KITCHEN

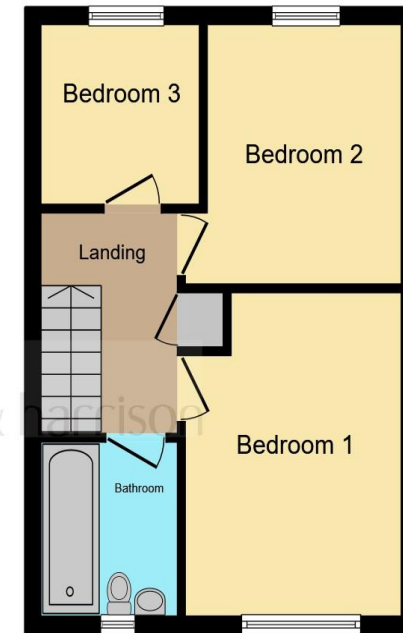
Tenure: Freehold EPC Rating: C

guide price

£65,000



Ground Floor



First Floor

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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Property Ref:
MAR110438 - 0004

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