



Levick Crescent, Middlesbrough TS5 4RA

welcome to

Levick Crescent, Middlesbrough

This three-bedroom semi-detached home is situated on a generous corner plot in a sought-after area of Acklam, offering excellent potential for modernisation and further development, subject to planning permission. A fantastic opportunity for buyers looking to add value and create their ideal home.

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 door to front, stairs to first floor.

Lounge

13' 11" (into bay) x 13' 1" (into alcove) (4.24m (into bay) x 3.99m (into alcove))

Feature fire place, UPVC double glazed bay window to front, coved cornicing.

Dining Room

9' 5" (inc door recess) x 15' 4" (storage cupboard into alcove) (2.87m (inc door recess) x 4.67m (storage cupboard into alcove))

UPVC double glazed door to rear, Valium boiler, radiator, coved cornicing, understairs storage cupboard.

Kitchen

7' 1" x 10' 8" (2.16m x 3.25m)

Two window to rear and side, door to rear garden, fitted kitchen with wall and base units, contrast roll top work surfaces, recess for appliances, single bowl single stainless steel sink units with stainless steel tap.

First Floor

Access to roof void.

Bedroom 1

14' 4" x 10' 7" (into bay) (4.37m x 3.23m (into bay))

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

Bedroom 2

9' 4" x 9' 4" (2.84m x 2.84m)

UPVC double glazed window to rear, coved cornicing, radiator





Bedroom 3

7' 2" x 5' 8" (2.18m x 1.73m)
UPVC double glazed window to front.

Bathroom

Panelled bath with over bath electric shower,
pedestal wash hand basin, low level flush W/C,
UPVC double glazed oprik window to rear, radiator.

Externally

Front Garden

Double garage, double drive.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CONER PLOT
- OPEN PLAN LOUNGE/DINER

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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Property Ref:
MAR110787 - 0003

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