



Parliament Road, Middlesbrough TS1 4JG

welcome to

Parliament Road, Middlesbrough

Offered with no onward chain, this three-bedroom terraced property is an ideal opportunity for buyers looking to modernise and add value. With scope for improvement throughout, this property is perfect for first-time buyers, investors, or anyone looking for a renovation project.

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

UPVC double glazed door into hallway, stairs to first floor, radiator.

Lounge

13' 10" into bay x 11' 1" into recess/alcove (4.22m into bay x 3.38m into recess/alcove)
UPVC double glazed bow window to front, radiator, TV point, telephone point.

Dining Room

16' 7" x 9' 7" (5.05m x 2.92m)
UPVC double glazed window looking on to the rear garden, radiator with gas fire.

Kitchen

10' 2" x 6' 2" (3.10m x 1.88m)
Range of base and wall units, complementary work surfaces, UPVC double glazed window to the rear and side, UPVC double glazed door leading to the rear, recess for cooker, plumbing for washing machine, recess for under counter appliances.

Landing

Void loft access.

Family Bathroom

W/C, wash hand basin with mixer tap, bath with mixer tap, UPVC double glazed window to rear.

Bedroom 1

13' 11" into bay x 9' 10" into recess (4.24m into bay x 3.00m into recess)
UPVC double glazed bow window to front, radiator.





Bedroom 2

11' into alcove x 9' 8" (3.35m into alcove x 2.95m)
UPVC double glazed window to rear, radiator.

Bedroom 3

8' 8" x 6' 9" (2.64m x 2.06m)
UPVC double glazed window to front, radiator.

Externally

Front Garden

Terraced to the front, on street parking.

Rear Garden

Flowerbed edging, patio seating area, artificial turf,
wooden gateway leading to the rear ally.



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

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£45,000



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:
MAR110837 - 0002

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