



Marton Road, Middlesbrough TS4 3SE

welcome to

Marton Road, Middlesbrough

Situated in a sought-after Marton location, this traditional-style three-bedroom semi-detached home offers spacious living with plenty of character and potential. A fantastic opportunity to secure a spacious and versatile home in a popular residential area, ready to be updated to your own tastes.

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 Porch

Entered via wooden door into porch. single glazed wooden windows, double doors leading into hallway.

Hallway

Staircase to first floor, single glazed wooden window to side, radiator.

Lounge

14' 10" into bay x 12' 6" (4.52m into bay x 3.81m)
Wooden single glazed bay window to front, wooden single glazed stained glass window to side, gas fire with decorative fire surround, TV point, telephone point, coved cornicing to ceiling.

Dining Room

14' 6" into bay x 13' 5" (4.42m into bay x 4.09m)
Wooden single glazed bay window to front, radiator, gas fire.

Breakfast Room

11' 2" x 9' 8" (3.40m x 2.95m)
Wooden single glazed window, radiator, electric fire with decorative fire surround, storage into the eaves.

Kitchen

13' 2" x 7' 8" (4.01m x 2.34m)
Range of base units, sink with draining board and mixer tap, recess for appliances, wooden single glazed window, wooden single glazed door leading to rear garden.

Downstairs W/C

W/C, wash hand basin with mixer tap, wooden single glazed window to rear, part tiled walls.





Landing

Wooden single glazed stained glass window to front, void loft access.

Bedroom 1

14' 10" into bay x 12' 7" excl wardrobes (4.52m into bay x 3.84m excl wardrobes)

Wooden single glazed bay window to front, radiator, built in wardrobes.

Bedroom 2

14' 10" into bay x 13' 7" into recess (4.52m into bay x 4.14m into recess)

Wooden single glazed bay window to front, radiator.

Bedroom 3

9' 6" x 8' 6" (2.90m x 2.59m)

Wooden single glazed window to rear, radiator, boiler.

Bathroom/Wet Room

Wash hand basin, wall mounted shower, wooden single glazed window to rear, radiator, storage cupboard.

Separate W/C

W/C, part tiled wall, single glazed window to rear.

Externally

Front Garden

Mature front garden, driveway for multiple cars, turfed section and flower bed edging.

Rear Garden

Patio seating area, green house, garage, turfed rear garden, flower bed edges, mature trees and plants.



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

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£260,000



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:
MAR111079 - 0002

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