



Netherfields Crescent, Middlesbrough TS3 0QL

welcome to

Netherfields Crescent, Middlesbrough

Tucked away in a peaceful cul-de-sac, this well-presented three-bedroom semi-detached family home offers comfortable living in a sought-after location. A superb opportunity for families and first-time buyers alike, this home offers space, tranquillity, and great potential to make it your own.

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 UPVC double glazed door into porch, radiator.

Lounge

15' x 13' 3" (4.57m x 4.04m)

Staircase to first floor, UPVC double glazed window to front, radiator, TV point, telephone point.

Kitchen/Dining Room

15' x 9' 6" (4.57m x 2.90m)

UPVC double glazed patio doors leading to rear garden, fitted kitchen, complementary work surfaces, base and wall units, integral electric oven, plumbing for washing machine, 1 1/2 bowl sink with draining board, recess for under counter fridge/freezer.

Landing

UPVC double glazed window to side, void loft access.

Bedroom 1

12' x 8' 10" (3.66m x 2.69m)

UPVC double glazed window to front, radiator.

Bedroom 2

10' 6" x 8' 11" (3.20m x 2.72m)

UPVC double glazed window to rear, radiator.

Bedroom 3

6' 11" x 6' 6" (2.11m x 1.98m)

UPVC double glazed window to front, radiator.

Bathroom

Bath with mixer tap, wall mounted shower, W/C, wash hand basin with mixer tap, UPVC double glazed window to side, chrome heated towel rail.

Externally Front Garden

Small front garden.

Rear Garden

Turfed rear garden, patio seating area, flowerbed edging.





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SITUATED IN A QUIET CUL-DE-SACE
- OPEN PLAN KITCHEN DINER

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

guide price

£75,000



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:
MAR111354 - 0002

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