



Studley Road, Middlesbrough TS5 5BW

welcome to

Studley Road, Middlesbrough

Positioned on a generous plot, this three bedroom end terraced house offers well-planned living space and a mature garden, making it an ideal choice for families or first-time buyers.

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 composite door to front, radiator, stairs to first floor, laminate style flooring.

Lounge

22' 4" x 10' 5" (6.81m x 3.17m)
UPVC double glazed bay window to front, UPVC double glazed window to rear, two feature fireplace, coved cornicing, ceiling rows, access to kitchen.

Kitchen

7' 5" x 7' 9" (2.26m x 2.36m)
UPVC double glazed window to front and side, UPVC double glazed door to rear garden, range of base and wall units, contrast roll top work surfaces, single bowl and single drainer sink unit with mixer tap, recess for appliances, coved cornicing, integrated stainless steel extractor, radiator, understairs storage cupboard.

First Floor

Bedroom 1

14' 4" x 10' 5" (4.37m x 3.17m)
UPVC double glazed bay window to front, radiator.

Bedroom 2

9' 8" x 9' 8" (2.95m x 2.95m)
UPVC double glazed window to rear, radiator, fitted wardrobes.

Bedroom 3

6' 7" x 7' 7" (2.01m x 2.31m)
UPVC double glazed window to rear, radiator.

Shower Room

Low level flush W/C, vanity style wash hand basin, single shower cubicle, UPVC double glazed opaque window, extractor, radiator.





Externally

Front Garden

Flower borders, driveway providing off road parking.

Garage

Up and over door.

Rear Garden

Enclosed, mainly laid to lawn, patio area, mature flower boarder and shrubbery.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- IDEAL FOR FIRST TIME BUYERS
- MODERN FITTED KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£100,000



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:
MAR111192 - 0006

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