



Chipchase Road, Middlesbrough TS5 6DD

welcome to

Chipchase Road, Middlesbrough

This spacious three bedroom terraced property offers a fantastic opportunity for buyers looking to create a wonderful family 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 door to front, two wooden doors to side, stairs to first floor.

Living Room

11' 5" x 11' 4" (3.48m x 3.45m)
Double glazed window to front, radiator.

Sitting Room

12' 3" x 13' 6" (3.73m x 4.11m)
Double glazed window to front, radiator, understairs storage cupboard.

Dining Room

12' 1" x 13' 2" (3.68m x 4.01m)
Understairs storage room, double glazed window to rear.

Kitchen

18' 4" x 5' 9" (5.59m x 1.75m)
Double glazed window to side, wall and base units, single bowl single drainer stainless steel sink unit with mixer tap, recess for appliances.

Landing

Storage cupboard.

Bedroom 1

13' 4" x 12' 4" (4.06m x 3.76m)
UPVC double glazed window to front, radiator, built in storage cupboard, fitted wardrobes.

Bedroom 2

10' 9" x 12' 4" (3.28m x 3.76m)
Double glazed window to front, feature fireplace.

Bedroom 3

11' 2" x 11' 6" (3.40m x 3.51m)
Double glazed window to rear, obscure shaped room, radiator.

Bathroom

Bath, low level flush W/C, pedestal wash hand basin, radiator, UPVC double glazed opaque window to rear.





Externally Front Garden

On street parking to front, palisade to front.

Rear Garden

Patio areas, astro turf, out building.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- IDEAL FOR INVESTMENT
- THREE RECEPTION ROOMS

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

guide price

£80,000



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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