



Nut Lane, Middlesbrough TS4 2NG

welcome to

Nut Lane, Middlesbrough

This three-bedroom semi-detached home presents an excellent opportunity for buyers looking to put their own stamp on a property, offering great potential both inside and out.

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 Hallway

Enter via UPVC double glazed door, central heating radiator and staircase to first floor.

Lounge

14' 3" into bay x 12' 1" into recess (4.34m into bay x 3.68m into recess)

UPVC double glazed bay window to front, central heating radiator and TV and telephone point.

Dining Room

15' 8" x 12' 1" max (4.78m x 3.68m max)

UPVC double glazed sliding door leading to rear garden, central heating radiator and gas fire with decorative fire surround.

Breakfast Room

6' 8" x 8' 11" (2.03m x 2.72m)

UPVC double glazed window to side, central heating radiator, understairs storage cupboard and archway leading to kitchen.

Kitchen

Fitted with a range of wall and base units with complementing work surfaces, UPVC double glazed window to rear and side, sink with draining board and mixer tap, UPVC double glazed door leading to rear garden.

Landing

Stairs from hallway, UPVC double glazed window to side and void loft access.

Bedroom One

14' 7" into bay x 11' 2" (4.45m into bay x 3.40m)

UPVC double glazed bay window to front and central heating radiator.





Bedroom Two

12' x 11' 1" (3.66m x 3.38m)

UPVC double glazed window to rear and central heating radiator.

Bedroom Three

7' 8" x 6' 8" (2.34m x 2.03m)

UPVC double glazed window to front and central heating radiator.

Bathroom

Wash hand basin with mixer tap, WC, bath with mixer tap and UPVC double glazed window to rear.

Externally

The rear of the property has a patio seating area and lawned rear garden enclosed by timber fencing and brick built retaining wall. There is a palisade to the front.



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Nut Lane, Middlesbrough

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

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£85,000



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:
MAR111328 - 0003

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