



**Fairfield Avenue, Ormesby Middlesbrough TS7 9BD**

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## **Fairfield Avenue, Ormesby Middlesbrough**

Perfect Investment Opportunity - 3 Bedroom Terraced Home with No Chain. This well-presented three-bedroom terraced property is an excellent investment opportunity and is offered to the market with no onward chain.

### **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 UPVC double glazed door into hallway, UPVC double glazed window to front, staircase to first floor, radiator.

### **Lounge**

13' 3" into alcove x 12' ( 4.04m into alcove x 3.66m )  
UPVC double glazed window to front, radiator, TV point, telephone point.

### **Kitchen Diner**

18' 1" x 8' 6" ( 5.51m x 2.59m )  
Range of base and wall units, complementary work surfaces, integral electric oven, four ring gas hob, extractor fan, sink with draining board and mixer tap, plumbing for washing machine, UPVC double glazed patio doors leading to rear garden, radiator.

### **Landing**

Void loft access.

### **Bathroom**

W/C, wash hand basin with mixer tap, bath with mixer tap, wall mounted shower with rainfall style shower head, UPVC double glazed window to rear.

### **Bedroom 1**

14' incl door recess x 13' 4" ( 4.27m incl door recess x 4.06m )  
UPVC double glazed window to front, radiator.

### **Bedroom 2**

13' 9" x 8' 4" ( 4.19m x 2.54m )  
UPVC double glazed window to rear, radiator.

### **Bedroom 3**

9' 3" x 8' ( 2.82m x 2.44m )  
UPVC double glazed window to front, radiator, fitted storage cupboard.







### **Externally**

Front of the property has been fully landscaped and patio, rear garden had a patio seating area, raised flowerbed edging, brick built storage shed.



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## Fairfield Avenue, Ormesby Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS/INVESTMENT

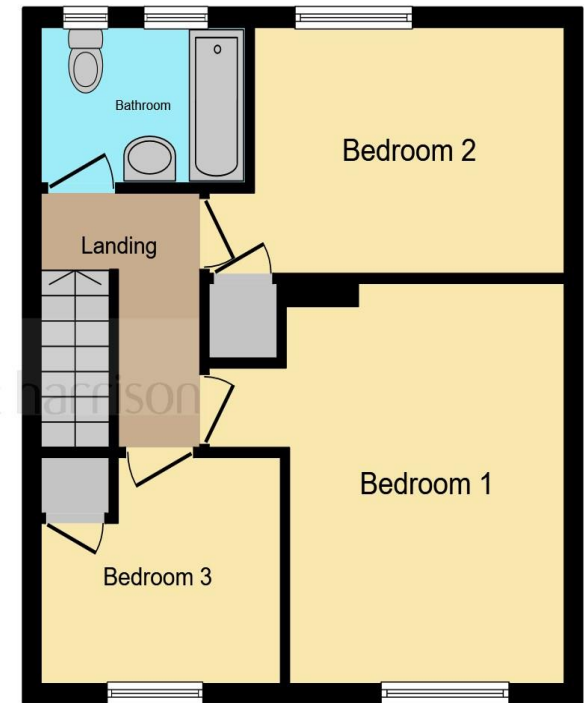
Tenure: Freehold EPC Rating: C  
Council Tax Band: A

guide price

**£130,000**



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](http://www.focalagent.com)

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Property Ref:  
MAR111394 - 0004

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