



Greenland Avenue, MIDDLESBROUGH TS5 4JJ

welcome to

Greenland Avenue, MIDDLESBROUGH

Three bedroom end terraced home, perfectly positioned on a generous corner plot offering large gardens to the front, side and rear, as well as off-road parking.

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 to front, UPVC double glazed window to front, dado rail.

Entrance Lobby

Stairs to first floor, radiator.

Lounge

12' 5" excl wall recess, into bay x 13' 5" (3.78m excl wall recess, into bay x 4.09m)
UPVC double glazed window to front, radiator, dado rail, feature fireplace housing the boiler, understairs storage cupboard.

Kitchen Diner

18' 4" x 13' 1" (5.59m x 3.99m)
UPVC double glazed window to rear, UPVC double glazed door to rear garden, UPVC double glazed door to side, double radiator, range of base and wall units, contrast roll top work surface, 1 1/2 bowl single drainer sink unit with mixer tap, recess for appliances, gas cooker, double oven with four ring gas hob, extractor above, part tiled splash back.

First Floor

Access to roof void.

Bedroom 1

13' 5" x 9' 6" (4.09m x 2.90m)
UPVC double glazed window to front, radiator.

Bedroom 2

8' 4" x 10' 1" incl bulk head (2.54m x 3.07m incl bulk head)
UPVC double glazed window to front, radiator, storage cupboard above bulk head.

Bedroom 3

7' 4" x 9' 7" (2.24m x 2.92m)
UPVC double glazed window to rear, radiator.

Bathroom

Bath, pedestal wash hand basin, low level flush W/C, UPVC double glazed opaque window to rear, radiator, electric over bath shower, storage cupboard.





Externally

Front Garden

Laid to lawn.

Side Garden

Laid to lawn, driveway.

Rear Garden

Mainly paved, patio area, mature flower borders, shrubbery and trees, shed for storage.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- GENEROUS CORNER PLOT
- SPACIOUS KITCHEN/DINER

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

guide price

£85,000



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:
MAR111084 - 0002

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