



Stonor Walk, Middlesbrough TS3 0EH

welcome to

Stonor Walk, Middlesbrough

This three-bedroom terraced home presents an excellent opportunity for buyers seeking a property with potential to update and make their own.

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

UPVC double glazed door into hallway, staircase to first floor.

Lounge

18' 4" x 11' 1" into recess (5.59m x 3.38m into recess)
UPVC double glazed window to front, radiator, TV point, telephone point, gas fire with decorative fire surround, UPVC double glazed patio sliding door leading to rear garden.

Kitchen

11' 6" x 9' 3" (3.51m x 2.82m)
Range of basin wall units with complementary work surfaces, UPVC double glazed window to rear, UPVC double glazed door to rear, plumbing for washing machine, 1 1/2 bowl sink with draining board and mixer tap, radiator, under stair storage cupboard.

Utility Room

7' 4" x 5' 8" (2.24m x 1.73m)
UPVC double glazed door to front, UPVC double glazed window to front, counter space, space for under counter appliances, storage shed.

Landing

UPVC double glazed window to rear.

Bedroom 1

11' 9" x 9' 7" incl wardrobes (3.58m x 2.92m incl wardrobes)
UPVC double glazed window to front, radiator, fitted wardrobes.

Bedroom 2

14' 9" x 8' 7" incl wardrobes (4.50m x 2.62m incl wardrobes)
UPVC double glazed window to front, radiator, built in wardrobes.





Bedroom 3

11' 3" x 6' 10" (3.43m x 2.08m)

UPVC double glazed window to rear, radiator.

Bathroom

Shower cubicle, wall mounted shower, wash hand basin, radiator, UPVC double glazed window to rear.

Separate W/C

Toilet, UPVC double glazed window to rear.

Externally

Front Garden

Well manicured front garden, communal green to front.

Rear Garden

Landscaped garden with flower bed edging, patio section, green house with timber built storage shed.



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

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£70,000



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:
MAR111435 - 0002

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