



Lydbrook Road, Middlesbrough TS5 4NR

welcome to

Lydbrook Road, Middlesbrough

Beautifully Renovated 3 Bedroom End-Terraced Home with Garage. Recently refurbished throughout, this stunning end-terraced property offers modern living in a bright and welcoming setting.

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

Enter through UPVC double glazed door into hallway, UPVC double glazed window to front, radiator, staircase to first floor.

Lounge

16' 6" into bay x 11' 3" into recess (5.03m into bay x 3.43m into recess)
Gas fire, UPVC double glazed bay window to front, radiator, TV point, telephone point.

Dining Room

18' 6" x 9' (5.64m x 2.74m)
UPVC double glazed window to side, radiator, archway leading to kitchen.

Kitchen

7' 1" x 11' 2" (2.16m x 3.40m)
Range of base and wall units with complementary work surfaces, 1 1/2 bowl sink with draining board, four ring electric hob, integral electric oven, extractor fan, UPVC double glazed window to rear, radiator, UPVC double glazed door leading to rear garden.

Downstairs W/C

Toilet, wash hand basin with mixer tap and under storage, double shower cubicle, wall mounted shower, UPVC double glazed window to rear, heated chrome towel rail.

Landing

UPVC double glazed window to side.





Bedroom 1

12' 9" incl wardrobes x 13' 6" into bay (3.89m incl wardrobes x 4.11m into bay)
UPVC double glazed bay window to front, fitted wardrobes, radiator.

Bedroom 2

10' 6" x 9' 10" (3.20m x 3.00m)
UPVC double glazed window to rear, radiator.

Bedroom 3

7' 9" x 7' 11" (2.36m x 2.41m)
UPVC double glazed window to rear, radiator.

Externally

Rear Garden

Garage.

Front Garden

Patio front garden.



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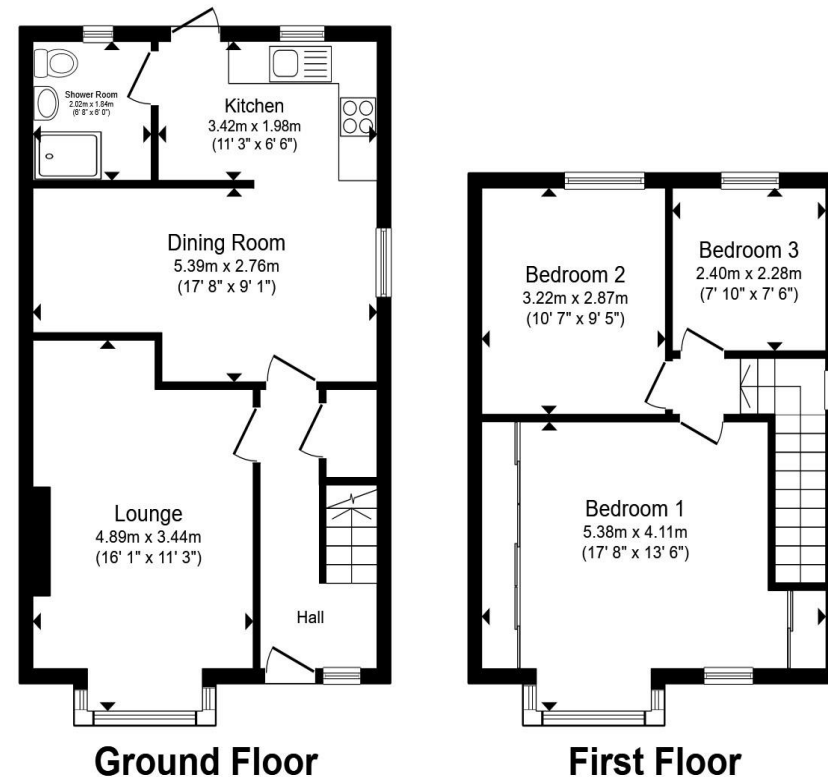
Lydbrook Road, Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MODERN KITCHEN
- IDEAL FOR FRIST TIME BUYERS

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

guide price

£110,000



Total floor area 86.7 m² (934 sq.ft.) approx

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.propertybox.io


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Property Ref:
MAR111451 - 0002

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