



Oakfield Road, Middlesbrough TS3 6EL

welcome to

Oakfield Road, Middlesbrough

This attractive semi-detached home in the TS3 area offers generous living space throughout and is ideal for families seeking comfort and practicality.

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.

Agents Notes

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration."

Entrance Porch

Entered via UPVC double door into porch, UPVC double glazed window to side, single glazed timber door with stained glass leading to hallway.

Hallway

Radiator, staircase to first floor, understairs storage cupboard.

Lounge

32' 2" into bay x 12' (9.80m into bay x 3.66m)
UPVC box bay window to front, UPVC double glazed doors leading to conservatory, radiator, TV point.

Downstairs W/C

W/C, wash hand basin with mixer tap and under storage and karndean floor, tiled walls, spotlight to ceiling, extractor unit.

Kitchen

16' x 14' 4" (4.88m x 4.37m)
Range of base and wall units, complementary work surfaces, UPVC double glazed door leading to rear garden, UPVC double glazed window to rear, 1 1/2 bowl sink with draining board and mixer tap, four ring electric hob, dual electric oven, part tiled wall.

Utility

8' 6" x 5' 11" (2.59m x 1.80m)
UPVC double glazed window to side, plumbing for washing machine, sink with draining board, base units, boiler.

Reception Room 2

14' 3" into recess x 12' 9" (4.34m into recess x 3.89m)
UPVC double glazed window to front, radiator, decorative coved cornicing, decorative ceiling rows, decorative fire place.





Landing

UPVC double glazed window to front.

Bedroom 1

14' 5" Excl wardrobes x 12' 3" (4.39m Excl wardrobes x 3.73m)

UPVC double glazed window to front, radiator, fitted wardrobes.

Bedroom 2

12' Excl wardrobes x 14' 2" (3.66m Excl wardrobes x 4.32m)

UPVC double glazed window to front, radiator, fitted wardrobes.

Bedroom 3

14' 3" x 12' (4.34m x 3.66m)

UPVC double glazed window to rear, radiator, built in storage cupboard.

Bedroom 4

14' 6" 6 x 6' 10" (4.42m 6 x 2.08m)

UPVC double glazed window to rear, radiator.

Bathroom

UPVC double glazed window to rear, wash hand basin with under storage, double walk-in shower, W/C, heated towel rail.

Externally

Front Garden

Landscaped front garden, multiple car driveway, decorative flowerbed edges, stone section to the front.

Rear Garden

Landscaped rear garden, patio seating area, access to the workshop to the rear.



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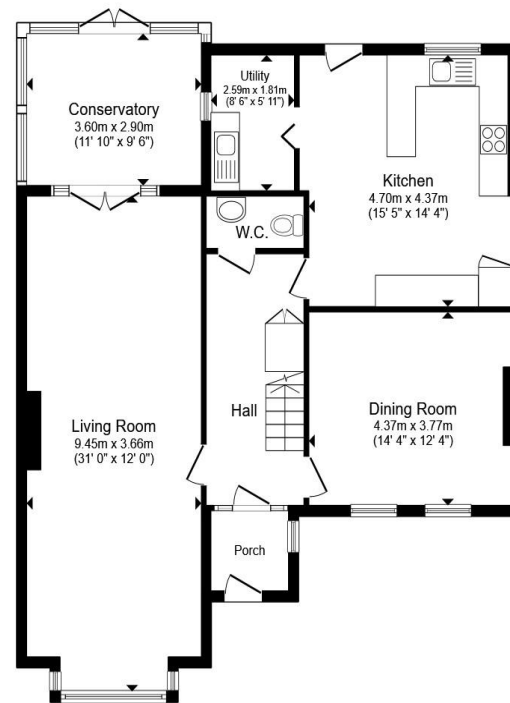
Oakfield Road, Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SPACIOUS KITCHEN
- FOUR SPACIOUS BEDROOMS

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

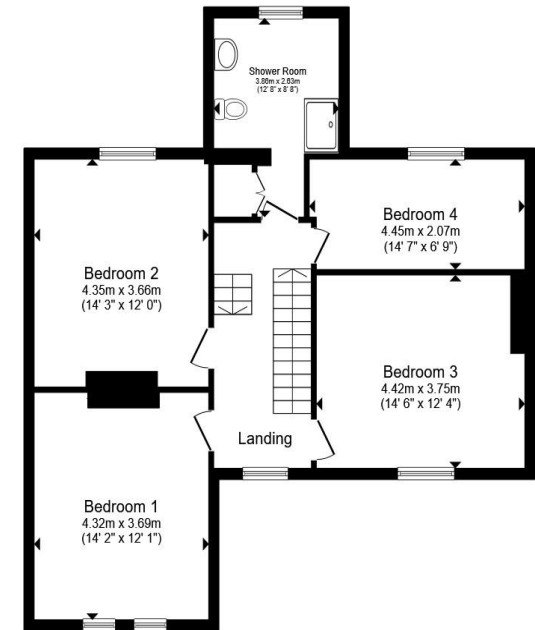
guide price

£150,000



Ground Floor

Floor area 104.3 m² (1,123 sq.ft.) approx



First Floor

Floor area 78.3 m² (843 sq.ft.) approx

Total floor area 182.6 m² (1,965 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:
MAR111547 - 0002

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