



Saltcote, Marton-In-Cleveland Middlesbrough TS7 8QN

welcome to

Saltcote, Marton-In-Cleveland Middlesbrough

FOR SALE BY AUCTION. VARIOUS BIDDING OPTIONS AVAILABLE: ONLINE, TELEPHONE, PROXY OR IN PERSON AT THE GRAND CONNAUGHT ROOMS, GREAT QUEEN STREET, 61-65, COVENT GARDEN, LONDON, WC2B 5DA ***3RD FEBRUARY 20269.30 am START***CONTACT THE AUCTIONEERS TO REGISTER YOUR INTEREST ***GUIDE PRICE £55,000

Agents Notes:

For each Lot, a contract documentation fee of £1800 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this. The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Agents Notes:

PLEASE CONTACT THE AUCTIONEERS AT LeedsAuctions@williamhbrown.co.uk TO REQUEST A COPY OF THE LEGAL PACK, IF THIS IS AVAILABLE WE CAN EMAIL IT OVER TO YOU Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at. When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide

price to reflect this. Whilst the auctioneers make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Agents Notes:

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk. Registration for bidding online will close the Friday before the auction sale. Please ensure you register and submit all the details and documents required in time. Without authorisation to bid prior to the sale you will be unable to bid in the auction.

Hallway

UPVC double glazed door, radiator and storage cupboard.

Bathroom

WC, wash hand basin with mixer tap, shower cubicle with wall mounted shower, heated chrome towel rail and UPVC double glazed window to side.



**Bedroom One**

12' 5" x 9' 11" (3.78m x 3.02m)
UPVC double glazed window and radiator.

Bedroom Two

8' 6" x 6' 10" (2.59m x 2.08m)
UPVC double glazed window to side and radiator.

Lounge

14' 6" x 10' 9" (4.42m x 3.28m)
UPVC double glazed sliding doors leading to rear garden, radiator, TV and telephone point, wall lights and coving to the ceiling.

Kitchen

9' 6" x 7' 8" (2.90m x 2.34m)
Fitted with a range of wall and base units with complimentary work surfaces, plumbing for washing machine, integral fridge freezer, sink with draining board and mixer tap, four cylinder electric hob, integral electric oven, integral microwave and spotlights.

Externally

Turfed garden to the front with patio seating area with raised flower bed edges, greenhouse and pond.



view this property online mannersandharrison.co.uk/Property/MAR111576



welcome to

Saltcote, Marton-In-Cleveland Middlesbrough

- NO ONWARD CHAIN
- INVESTMENT OPPORTUNITY
- IDEAL FOR FIRST TIME BUYERS
- SPACIOUS LIVING AREA
- WELL-MAINTAINED FRONT GARDEN

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 20.00

This is a Leasehold property with details as follows: Term of Lease 99 years from 01 Oct 1972. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£55 000

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Property Ref:
MAR111576 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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