



Northern Road, Middlesbrough, TS5 4NU

welcome to

Northern Road, MIDDLESBROUGH

Situated in the TS5 area, this property presents an excellent opportunity for investors.

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 into entrance porch, UPVC double glazed windows to front.

Entrance Hallway

Central heating radiator, staircase to first floor.

Lounge

12' 11" (into bay) x 11' 11" (int recess) (3.94m (into bay) x 3.63m (int recess))
UPVC double glazed bay window to front, central heating radiator, TV point, telephone point.



Dining Room

17' 11" x 11' 1" (5.46m x 3.38m)
UPVC double glazed window to rear, central heating radiator, built in storage cupboards.

Kitchen

10' 2" x 7' 10" (3.10m x 2.39m)
Range of wall and base units with complimentary working surfaces, UPVC double glazed window to side and rear, 1 1/2 bowl sink and draining board with mixer tap, integral electric oven, four ring gas hob, extractor fan, recess for fridge/freezer.

Landing

Staircase from entrance hallway, void loft access.

Bedroom 1

13' 6" (into bay) x 11' 5" (max) (4.11m (into bay) x 3.48m (max))
UPVC double glazed bay window to front, central heating radiator, built in storage cupboard.

Bedroom 2

11' x 11' 7" (3.35m x 3.53m)
UPVC double glazed window to rear, central heating radiator.

Bedroom 3

6' 2" x 6' 10" (1.88m x 2.08m)
UPVC double glazed window to front, central heating radiator.





Bathroom

Toilet, wash hand basin with mixer tap, central heating radiator, bath with wall mounted shower, UPVC double glazed window to rear.

Rear Garden

Stone rear garden with small patio area, small summerhouse, timber built storage shed.

Front Garden

front palisade.



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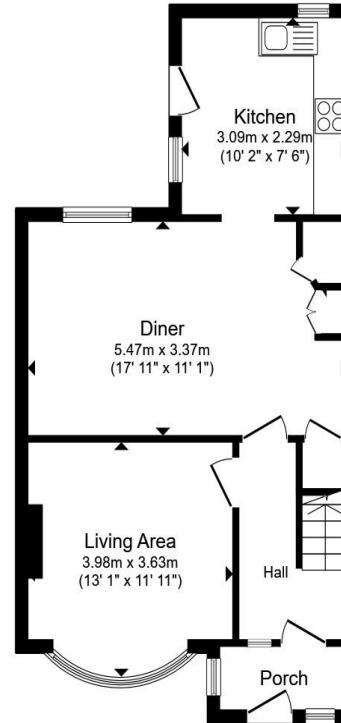
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- INVESTMENT OPPORTUNITY
- WELL PROPORTIONED BEDROOMS

Tenure: Freehold EPC Rating: E

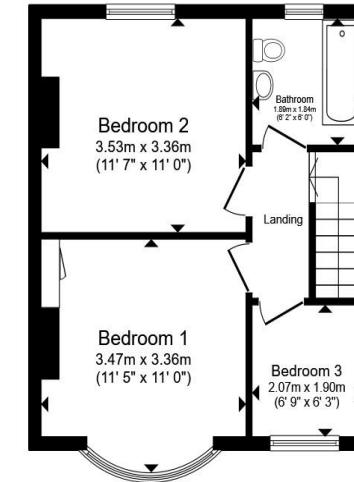
Council Tax Band: A

guide price

£85,000



Ground Floor



First Floor

Total floor area 86.0 m² (926 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:
MAR111648 - 0002

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