



**Albert Terrace, Middlesbrough, TS1 3PA**

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## **Albert Terrace, Middlesbrough**

A 10 bedroom HMO terraced property situated close to Middlesbrough centre.

### **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 £300 inc VAT towards the preparation cost of the pack.

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.

### **Porch**

#### **Entrance Hallway**

Entered via wooden single glazed door, stairs to first floor, storage cupboards, radiator original coved cornicing, access to Ground Floor Bedrooms.

#### **Dining Area**

14' 2" x 11' 3" ( 4.32m x 3.43m )

Wooden single glazed window to side, radiator.

#### **Kitchen**

9' 5" x 7' 4" ( 2.87m x 2.24m )

With a range of wall units with recess for cooker, fridge freezer, sink/drain unit with mixer tap, serving hatch, extractor fan.

#### **Inner Lobby**

Access to dining room and recreational room to the rear, wooden double door with single glazed pain window to the side entrance, UPVC double glazed window to side entrance.

#### **Reception Room**

25' 11" x 12' 1" ( 7.90m x 3.68m )

UPVC double glazed window to the rear, radiators, TV point, skylights, UPVC double glazed French doors leading to the rear garden.

#### **Office**

Electric points.

#### **Utility Area**

6' 7" x 6' 1" ( 2.01m x 1.85m )

Washing machine, fridge freezers, lighting.





### Bedroom 3

15' 5" into bay x 14' 4" ( 4.70m into bay x 4.37m )  
UPVC double glazed window to the front, radiator,  
TV point, telephone point, wash hand basin, shower  
cubicle.

### Bedroom 1

12' 10" x 12' 6" ( 3.91m x 3.81m )  
Single glazed window to the rear, radiator.

### En-Suite

WC, wash hand basin with mixer tap, single shower  
cubicle with wall mounted shower head.

### First Floor

#### Landing

Stairs from hallway, stairs to second floor, access to  
WC.

#### Bathroom

Wooden single glazed window to side, bath with  
mixer tap and wall mounted shower, wash hand  
basin with mixer tap, radiator.

#### Separate Wc

WC, wooden single glazed window to rear.

### Bedroom 4

13' 8" x 11' ( 4.17m x 3.35m )  
Single glazed window to rear, radiator, shower  
cubical, wash hand basin, wc.

### Second Floor

#### Bedroom 5

12' 8" x 12' 10" ( 3.86m x 3.91m )  
Wooden single glazed window to rear, radiator,  
wash hand basin with mixer tap, coved cornicing,  
storage cupboard.



### Bedroom 6

13' 1" x 11' ( 3.99m x 3.35m )  
UPVC double glazed window to front, radiator, wash  
hand basin with mixer tap.

### Bedroom 10

9' 6" x 9' 10" ( 2.90m x 3.00m )  
UPVC double glazed window to front, radiator, wash  
hand basin with mixer tap.

### Landing

Wooden single glazed window to rear, stairs from  
first floor landing.

### Bedroom 2

12' 9" x 12' 10" ( 3.89m x 3.91m )  
wash hand basin with mixer tap, wooden single  
glazed window to rear, access to shower.

### En Suite Shower Room

Single shower cubicle with wall mounted shower  
head and part tiled wall.

### Bedroom 8

12' 9" Max x 9' 7" Max ( 3.89m Max x 2.92m Max )  
UPVC double glazed window to front, radiator.

### Bedroom 9

13' 2" x 11' 3" ( 4.01m x 3.43m )  
UPVC double glazed window to front, radiator,  
storage cupboard.

### Externally

#### Rear Garden

Patio seating area, gates leading into the rear  
alleyway.



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## Albert Terrace, Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 10 BEDROOMS
- CENTRAL LOCATION

Tenure: Freehold EPC Rating: E

guide price

**£200,000**



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](http://www.focalagent.com)

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Property Ref:  
MAR110048 - 0003

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