



**Nantwich Close, Hemlington, Middlesbrough TS8 9PW**



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## **Nantwich Close, Hemlington Middlesbrough**

three bedroom semi-detached home with great potential. Hosts a family lounge to the rear, dining room and modern kitchen, three well proportioned bedrooms accompanied by a bathroom with a double walk in shower, landscaped garden to the rear with a driveway to the front leading to the garage.

### **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.

### **Porch**

Entered via UPVC double glazed door, UPVC double glazed windows, access hallway.

### **Dining Room**

14' 2" (max) x 9' 4" (max) ( 4.32m (max) x 2.84m (max) )  
Stairs to first floor, radiator, access to kitchen.

### **Kitchen**

14' 3" (max) x 5' 2" (max) ( 4.34m (max) x 1.57m (max) )  
Range of wall and base units with complimentary working surfaces, UPVC double glazed window to front, 1 1/2 bowl sink with draining board and mixer tap, plumbing for washing machine, combi boiler, integral electric oven, four ring electric induction hob, extractor unit, splashback, part tiled walls.

### **Lounge**

14' 11" (max) x 10' 11" (max) ( 4.55m (max) x 3.33m (max) )  
UPVC double glazed sliding door leading to rear garden, radiator, TV point, telephone point, electric fire with decorative surround.

### **First Floor Landing**

UPVC double glazed window to side, void loft access.

### **Bedroom 1**

12' 9" (max) x 9' 11" (Max) ( 3.89m (max) x 3.02m (Max) )  
UPVC double glazed window to front, radiator, built in storage cupboard.

### **Bedroom 2**

12' 7" (max) x 8' 6" (max) ( 3.84m (max) x 2.59m (max) )  
UPVC double glazed window to rear, radiator.

### **Bedroom 3**

8' 2" (max) x 6' 4" (max) ( 2.49m (max) x 1.93m (max) )  
UPVC double glazed window to rear, radiator.





### **Family Bathroom**

WC, wash hand basin with mixer tap, double walk in shower with wall mounted shower head, rainfall shower head, UPVC double glazed window to front.

### **Externally**

#### **Rear Garden**

Landscaped rear, turfed, decorative flower bed edges, raised artificial turf section, small patio seating area.

#### **Front Garden**

Driveway leading to garage, small front garden.



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## Nantwich Close, Hemlington Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM SEMI DETACHED HOME
- FAMILY LOUNGE

Tenure: Freehold EPC Rating: C

guide price

**£90,000**



Ground Floor

First Floor

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

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Property Ref:  
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