



# 31 Douglas Street

, Middlesbrough, TS4 2EE

Price Guide £60,000



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## ENTRANCE HALLWAY

6'11 x 7'1 (2.11m x 2.16m)

The Entrance Hallway, featuring carpet underfoot and cream-coloured walls, provides access to the two spacious bedrooms, gracious reception room, modern kitchen, and bathroom.

## RECEPTION ROOM

10'5 x 15'10 (3.18m x 4.83m)

The expansive reception room boasts ample room to configure both a spacious seating area and a large dining table. Flooded with natural light from the massive double-glazed window, the room features carpet underfoot, painted walls, and sleek ceiling spotlights for a bright, modern feel.

## KITCHEN

10'10 x 6'7 (3.30m x 2.01m)

The sleek kitchen features rich, dark wood base, wall, and drawer units, along with premium integrated appliances including an oven, hob, extractor fan, and fridge freezer. The space boasts wood flooring, a large 1.5 stainless steel sink and drainer, and modern white painted walls. For added convenience, there's a wall-mounted heater and ceiling spotlights throughout.

## BATHROOM

7' x 5'7 (2.13m x 1.70m)

The contemporary bathroom features a three-piece suite, complete with a low-level toilet, pedestal basin, and panelled bath with an overhead shower and partial screen. The space boasts a ladder-style towel warmer for warmth, along with ceiling spotlights for bright illumination. The bath area features an attractive tiled splashback, and the entire floor has tiled flooring for easy maintenance and a stylish look.

## BEDROOM ONE

7'9 x 13'4 (2.36m x 4.06m)

The main bedroom offers ample space to configure your furniture, with a double glazed window allowing in natural light and an electric storage heater for warmth. The room features neutral carpet and white painted walls, providing a clean backdrop for your decor.

## BEDROOM TWO

6'11 x 13'4 (2.11m x 4.06m)

The second bedroom is similarly appointed, with a double glazed window, electric storage heater, neutral carpet, and white painted walls. This room also provides ample space and a pleasant atmosphere.

## EXTERNAL

Externally there is a small residents only Car Park

## AUCTION INFORMATION

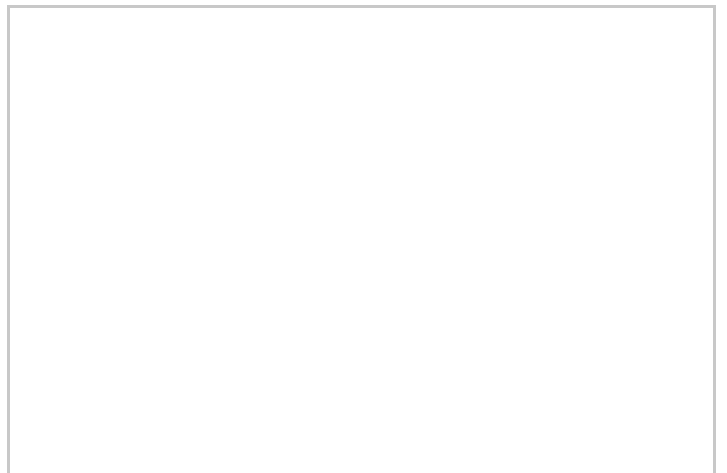
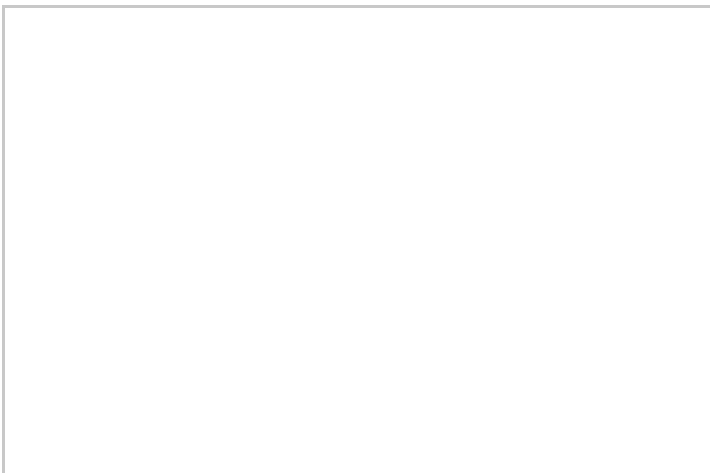
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property

to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.





## Road Map



## Hybrid Map



## Terrain Map



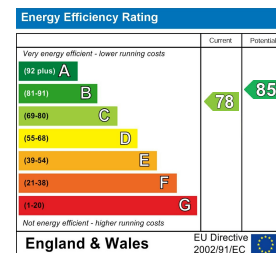
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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