



**The Hall Close, Ormesby Middlesbrough TS7 9BY**

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## **The Hall Close, Ormesby Middlesbrough**

Offered for sale with NO ONWARD CHAIN, this well-presented three-bedroom end-terrace home provides spacious and versatile accommodation ideal for families, first-time buyers, or investors alike.

### **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 Hall**

Enter through UPVC double glazed door into hallway, staircase to first floor, radiator.

### **Lounge**

14' 5" into bay x 13' 1" into recess ( 4.39m into bay x 3.99m into recess )

UPVC double glazed bay window to front, radiator, TV point, telephone point, gas fire and decorative fire surround.

### **Kitchen**

15' 5" x 9' 2" ( 4.70m x 2.79m )

Range of base units with breakfast bench, 1 1/2 bowl sink with draining board and mixer tap, recess for cooker, UPVC double glazed window to rear, vertical wall mounted radiator.

### **Utility Room**

7' 5" x 7' 6" ( 2.26m x 2.29m )

UPVC double glazed patio doors leading to rear garden, vertical wall mounted radiator, access to downstairs W/C, wall units.

### **Downstairs W/C**

Toilet, wash hand basin with mixer tap with under storage, boiler, UPVC double glazed window to rear.

### **Landing**

Void loft access.

### **Bedroom 1**

14' 6" into bay x 10' 1" ( 4.42m into bay x 3.07m )

UPVC double glazed bay window to front, radiator.

### **Bedroom 2**

10' 2" x 9' 3" ( 3.10m x 2.82m )

UPVC double glazed window to rear, radiator.

### **Bedroom 3**

6' 1" max x 9' ( 1.85m max x 2.74m )

UPVC double glazed window to front, radiator.





### **Bathroom**

Toilet, vanity unit with mixer tap and under storage, UPVC double glazed window to rear, bath, wall mounted shower, heated chrome towel rail, UPVC double glazed window to rear.

### **Externally Front Garden**

Driveway, turfed garden.

### **Rear Garden**

Small decking seating area, turfed garden, summer house.



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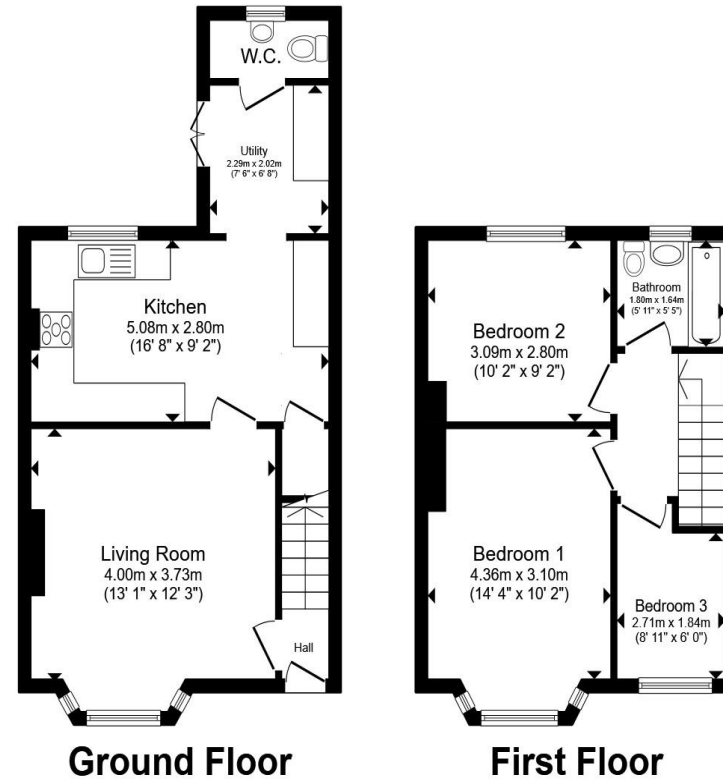
## The Hall Close, Ormesby Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- MODERN KITCHEN

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price

**£125,000**



Total floor area 76.8 m<sup>2</sup> (826 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](http://www.propertybox.io)

  
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Property Ref:  
MAR111264 - 0002

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