



**The Greenway, Middlesbrough TS3 9NQ**

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## **The Greenway, Middlesbrough**

This 3-bedroom semi-detached family home offers fantastic potential and is an ideal project for those looking to put their own stamp on a property.

### **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**

Enter through UPVC double glazed door into porch.

### **Hallway**

Staircase to first floor, under stair storage cupboard.

### **Lounge**

12' 6" x 13' 1" ( 3.81m x 3.99m )  
UPVC double glazed window to rear, gas fire, TV point, telephone point.

### **Dining Room**

9' 7" x 9' 10" ( 2.92m x 3.00m )  
UPVC double glazed window to rear.

### **Kitchen**

8' 10" x 9' 11" ( 2.69m x 3.02m )  
UPVC double glazed window to front and side,  
UPVC double glazed door leading to the store, base and wall units, sink with draining board, central heating boiler, recess for appliances, coving to ceiling.

### **Landing**

Storage cupboard.

### **Bedroom 1**

10' 6" x 12' ( 3.20m x 3.66m )  
UPVC double glazed window to rear.

### **Bedroom 2**

10' x 12' 6" ( 3.05m x 3.81m )  
UPVC double glazed window to rear, built in wardrobe.

### **Bedroom 3**

8' 2" x 8' 8" ( 2.49m x 2.64m )  
UPVC double glazed window to front, built in storage cupboard.

### **Bathroom**

Toilet, wash hand basin, double shower cubicle, wall mounted shower, UPVC double glazed window to side.





## Externally

### Out Building

4' 10" store room measurement x 8' 2" store room measurement ( 1.47m store room measurement x 2.49m store room measurement )  
Storage room, downstairs W/C, access to front and rear of the property.

### Front Garden

Turfed front garden.

### Rear Garden

Patio seating area, greenhouse, turfed garden, enclosed by timber fencing.

### Agents Note:

Please note that the name on the Land Registry has not yet been updated. This is currently in the process of being amended, and full details will be provided to the buyer's solicitor during the conveyancing process.



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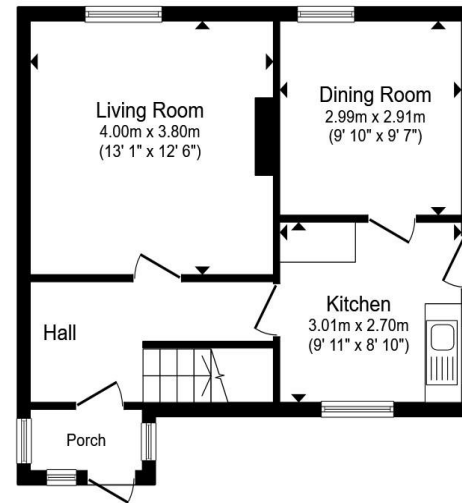
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- INVESTMENT OPPORTUNITY
- TWO WELL-PROPORTIONED BEDROOMS

Tenure: Freehold EPC Rating: F

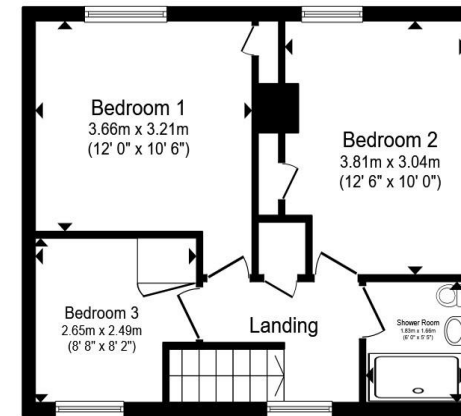
Council Tax Band: A

guide price

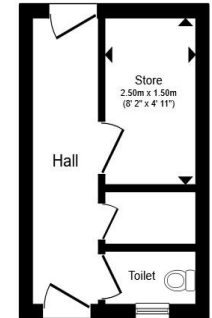
**£50,000**



Ground Floor



First Floor



Outbuilding

Total floor area 94.4 m<sup>2</sup> (1,016 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:  
MAR110834 - 0003

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