





Burwell Road, Middlesbrough TS3 0PR

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Burwell Road, Middlesbrough

Offered with fantastic potential, this three-bedroom home is ideal for buyers looking to modernise and create a property tailored to their own tastes and requirements.

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, UPVC double glazed window to side.

Lounge/Diner

24' 8" x 16' 1" (7.52m x 4.90m)
UPVC double glazed window to front, staircase to first floor, radiator, TV point, telephone point.

Kitchen

11' 6" x 9' 7" (3.51m x 2.92m)
Range of base and wall units with complementary work surfaces, integral electric oven, four ring gas hob, plumbing for washing machine, sink with draining board and mixer tap, UPVC double glazed window to rear, UPVC double glazed door leading to rear garden.

Landing

Bathroom

UPVC double glazed window to rear, bath with dual taps, wash hand basin, toilet, wall mounted shower.

Bedroom 1

15' x 10' 1" (4.57m x 3.07m)
UPVC double glazed window to rear, radiator, fitted wardrobes.

Bedroom 2

9' 8" x 7' 2" (2.95m x 2.18m)
UPVC double glazed window to front, radiator, fitted wardrobes.

Bedroom 3

8' 9" x 6' 11" (2.67m x 2.11m)
UPVC double glazed window to front, fitted wardrobes, radiator.

Externally

Front Garden

Small garden, shrubs and plants.

Rear Garden

Artificial turf, patio seating area, brick built storage shed/garage.









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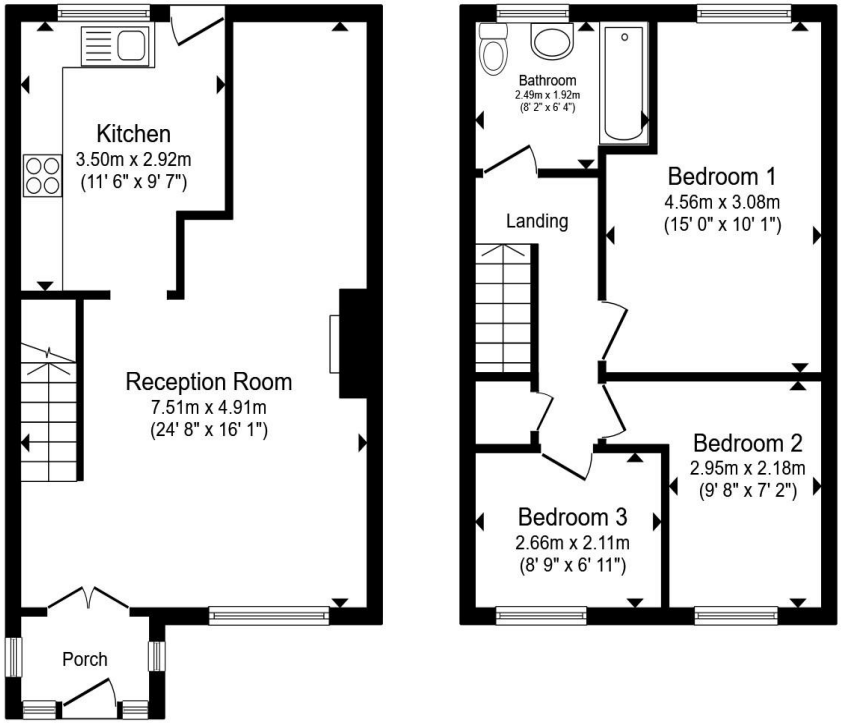
Burwell Road, Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- IDEAL FOR BUYERS LOOKING TO MODERNISE
- GREAT INVESTMENT OPPORTUNITY

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

guide price

£65,000



Total floor area 77.4 m² (833 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

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The Property Ombudsman

Property Ref:
MAR112375 - 0004

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manners & harrison

01642 311133

Marton@mannersandharrison.co.uk

30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX

mannersandharrison.co.uk

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