Inglebys
Estate Agents



3 Springfield Avenue

Brotton, TS12 2TW

£95,000

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In need of a full programme of refurbishment, a 3 bedroom semi detached residence in a popular location, close to all local amenities and transport links.







Available with immediate vacant possession, so no onward chain, this 3 bedroom semi detached residence would make an ideal investment. In need of full refurbishment, but with excellent potential, early viewing is advised.

Tenure: Freehold
Council Tax: Redcar & Cleveland Band B
EPC Rating: G Rated

Entrance Hall 4'8" x 4'0" (1.43m x 1.24m)
Carpeted. UPVC door to the front aspect. Stairs to the first floor.

Living Room 12'9" x 15'3" (max) (3.90m x 4.65m (max))
Carpeted. UPVC bay window to the front aspect.

Kitchen 10'1" x 7'3" (3.09m x 2.22m)
Windows to the side & rear aspects. Pantry. Access to Utility & Bathroom.

Bathroom 7'4" x 5'6" (2.24m x 1.68m)
Storage cupboard. Bath. Pedestal hand basin. Window to the rear aspect.

Utility 5'9" x 5'3" (1.76m x 1.62m)
UPVC door opening to the rear garden. Window to the side aspect. Storage cupboard.

W.C 4'2" x 2'8" (1.29m x 0.83m)
Low-level W/C.

First Floor

Bedroom One 16'1" x 10'0" (max) (4.91m x 3.06m (max))
Window to the front aspect. Carpeted.

Bedroom Two 10'6" x 8'9" (3.22m x 2.68m)
Window to the rear aspect. Carpeted.

Bedroom Three 7'3" x 6'11" (2.21m x 2.13m)
Window to the rear aspect. Storage cupboard. Carpeted.

Externally
Gravelled garden to the front which could be converted to provide off street parking, enclosed low maintenance rear garden

Anti-Money Laundering (AML) & Funding Disclaimer
Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

Disclaimer
Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

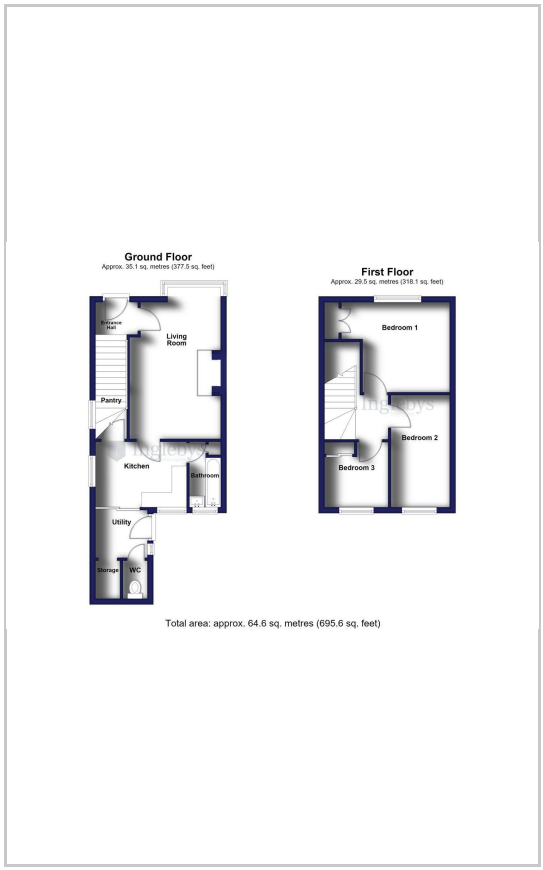
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

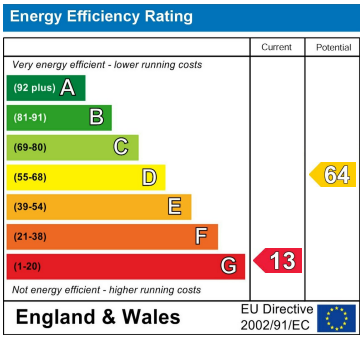
Area Map



Floor Plans



Energy Efficiency Graph



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