



**Glentworth Avenue, Middlesbrough TS3 0QH**

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## **Glentworth Avenue, Middlesbrough**

This well proportioned three bedroom terraced home in the TS3 area offers an excellent opportunity for buyers seeking a property with genuine potential.

### **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 composite door into hallway, radiator, staircase to first floor.

### **Lounge**

13' 1" excl door recess x 12' 5" ( 3.96m excl door recess x 3.78m )  
UPVC double glazed windows to front, radiator, electric fire with mantle surround, under stair storage cupboard.

### **Dining Room**

11' 5" x 9' 7" ( 3.48m x 2.92m )  
UPVC double glazed windows to rear, radiator, access to kitchen.

### **Kitchen**

11' 6" x 5' 11" ( 3.51m x 1.80m )  
UPVC double glazed window and patio door leading to rear, radiator, old serving hatch, storage for gas meter, sink with draining board, recess for washing machine/dryer/dishwasher, fitted cupboards.

### **Landing**

Radiator, access to loft, storage cupboard.

### **Bedroom 1**

14' 9" x 7' 8" excl door recess ( 4.50m x 2.34m excl door recess )  
UPVC double glazed windows to rear, radiator.

### **Bedroom 2**

7' 1" x 9' 8" excl cupboard ( 2.16m x 2.95m excl cupboard )  
UPVC double glazed window to front, radiator, cupboard housing the boiler.





### **Bedroom 3**

8' 8" x 6' 11" ( 2.64m x 2.11m )

UPVC double glazed window to front, radiator.

### **Separate W/C**

Toilet, UPVC double glazed frosted window.

### **Bathroom/Wet Room**

Vanity style wash hand basin, UPVC double glazed frosted windows, radiator.

### **Externally Rear Garden**

Outhouse, old coal room, laid to lawn.

### **Front Garden**

Small garden.



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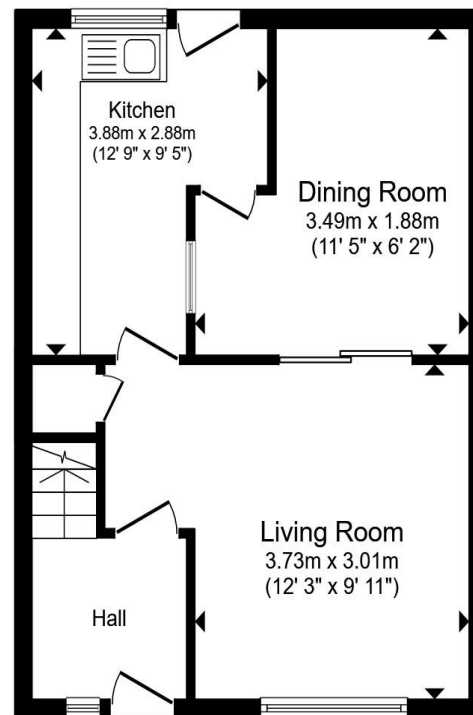
## Glentworth Avenue, Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- GREAT INVESTMENT OPPORTUNITY
- TWO RECEPTION ROOMS

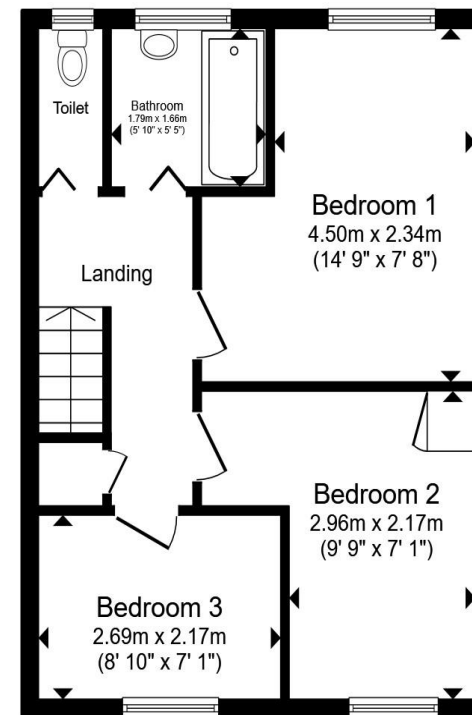
Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

guide price

**£70,000**



**Ground Floor**



**First Floor**

Total floor area 81.8 m<sup>2</sup> (880 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:  
MAR112243 - 0002

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manners & harrison



**01642 311133**



[Marion@mannersandharrison.co.uk](mailto:Marion@mannersandharrison.co.uk)



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



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)