



**Clairville Road, Middlesbrough TS4 2HH**

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## **Clairville Road, Middlesbrough**

This well-presented three-bedroom end-terrace home offers spacious and versatile accommodation, ideal for families and first-time buyers 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, under stair storage.

### **Lounge**

12' 7" x 13' 10" ( 3.84m x 4.22m )

UPVC double glazed bay window to front, radiator,

electric fire with decorative fire surround, coved cornicing, TV point, telephone point.

### **Dining Room**

12' 7" x 15' ( 3.84m x 4.57m )

UPVC double glazed window to rear, radiator, coved cornicing to ceiling.

### **Breakfast Room**

8' x 9' ( 2.44m x 2.74m )

UPVC double glazed window to side, radiator.

### **Kitchen**

7' 7" x 13' 7" ( 2.31m x 4.14m )

Range of base and wall units with complementary work surfaces, integral electric oven, four ring electric hob, sink with draining board and mixer tap, UPVC double glazed window to side, UPVC double glazed door to rear, recess for under counter appliances.

### **Landing**

UPVC double glazed window to side.

### **Bedroom 1**

11' 9" x 15' 7" ( 3.58m x 4.75m )

UPVC double glazed bay window to front, radiator, fitted wardrobes.

### **Bedroom 2**

11' 10" x 12' 4" ( 3.61m x 3.76m )

UPVC double glazed window to rear, radiator.

### **Bedroom 3**

6' 11" x 7' 1" ( 2.11m x 2.16m )

UPVC double glazed window to front, radiator, staircase to loft space.



### **Loft Space**

12' 11" x 17' ( 3.94m x 5.18m )

### **Bathroom**

Toilet, wash hand basin, bath, UPVC double glazed window to rear, radiator, shower cubicle with wall mounted shower.

### **Externally**

#### **Rear Garden**

Patio seating area, stone section to rear of garden.

#### **Front Garden**

Driveway to front leading to garage for off street parking.



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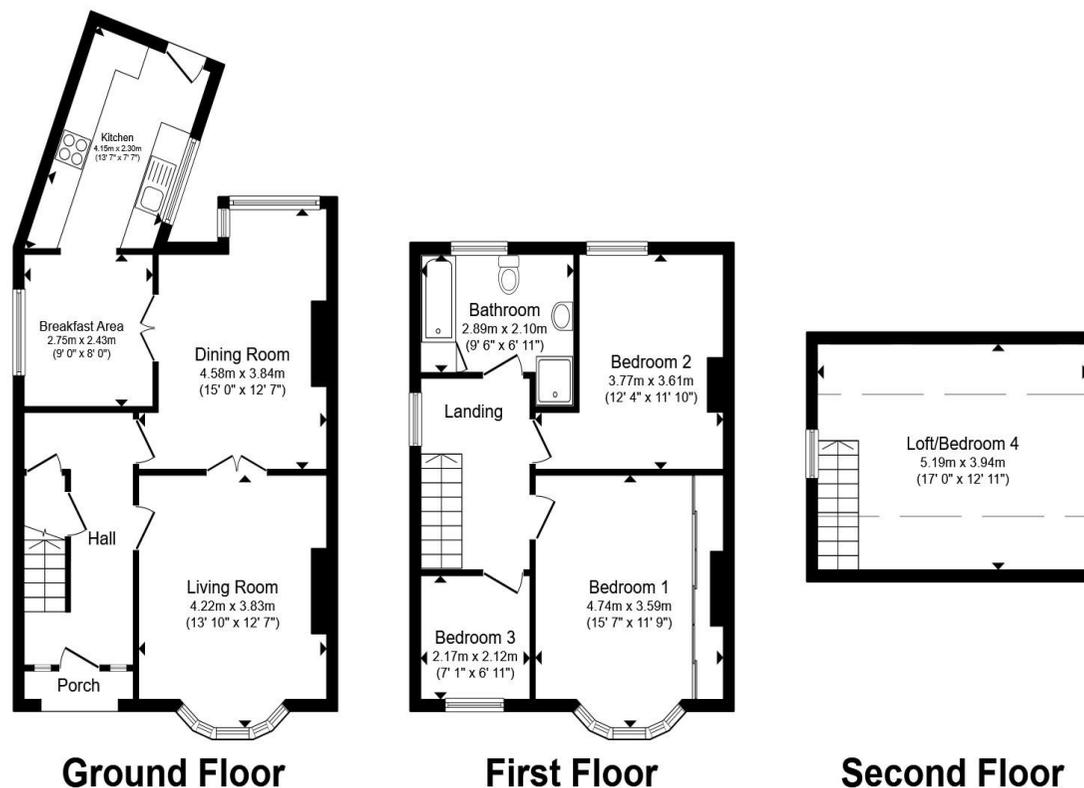
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- INVESTMENT OPPORTUNITY
- LOFT CONVERSION

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

**£125,000**



Total floor area 124.4 m<sup>2</sup> (1,339 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:  
MAR111733 - 0003

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