



Kelvin Grove, Middlesbrough TS3 7RS

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Kelvin Grove, Middlesbrough

This well-presented three-bedroom semi-detached home is offered to the market with the added benefit of no onward chain, making it an ideal choice for a smooth and speedy purchase.

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.

Lounge

18' 6" x 11' 5" into recess (5.64m x 3.48m into recess)
UPVC double glazed window to front, UPVC double glazed patio door leading to rear garden, radiator, TV point, telephone point.

Kitchen/Diner

9' x 11' 6" (2.74m x 3.51m)
Range of base and wall units with complementary work surfaces, four ring induction hob, UPVC double glazed window to rear, UPVC double glazed window to side, UPVC double glazed door leading to rear garden, recess for appliances, integral electric oven.

Dining Area

8' 8" max x 7' 2" (2.64m max x 2.18m)
UPVC double glazed window to front, storage cupboard, radiator.

Landing

Void loft access, UPVC double glazed window to rear.

Bathroom

Bath, wall mounted shower with rainfall style shower head, wash hand basin with mixer tap, heated chrome towel rail, UPVC double glazed window to rear.

Separate W/C

Toilet, UPVC double glazed window to rear.

Bedroom 1

11' 4" x 11' 10" excl wardrobes (3.45m x 3.61m excl wardrobes)
UPVC double glazed window to front, radiator, fitted wardrobes with sliding doors.





Bedroom 2

11' 6" max x 11' 8" (3.51m max x 3.56m)
UPVC double glazed window to front, radiator,
UPVC double glazed window to side.

Bedroom 3

9' x 7' 1" (2.74m x 2.16m)
UPVC double glazed window to rear, radiator, built
in wardrobes.

Externally Rear Garden

Low maintenance garden, patio seating area.

Front Garden

Driveway leading to garage.



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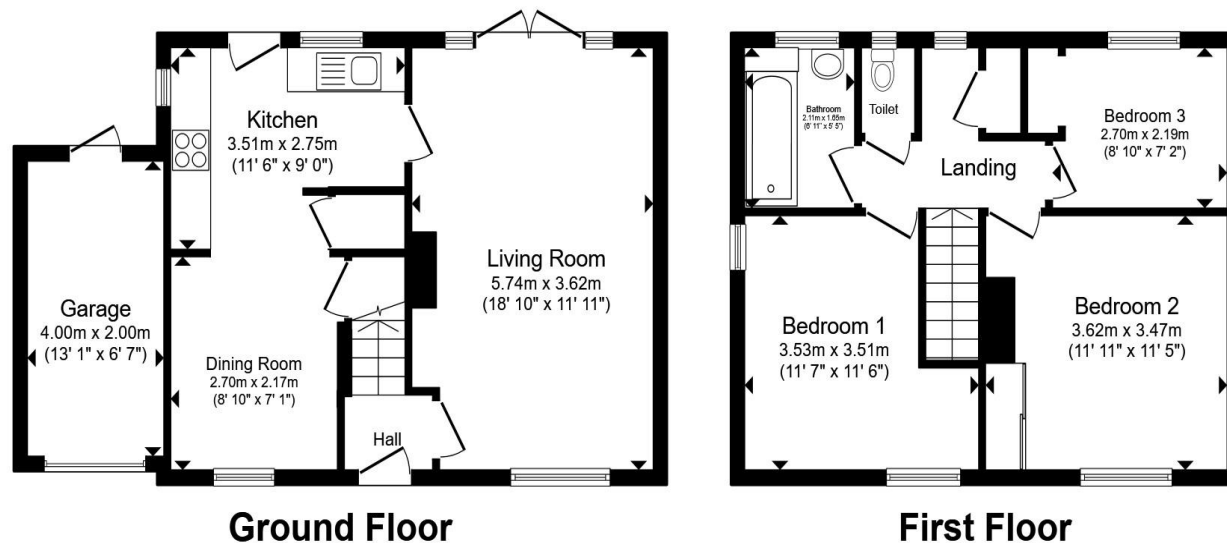
Kelvin Grove, Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- THREE WELL-PROPORTIONED BEDROOMS

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

guide price

£85,000



Total floor area 91.9 m² (990 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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Property Ref:
MAR111827 - 0002

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