



**Finchlay Court, Middlesbrough TS5 8EL**

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## **Finchlay Court, Middlesbrough**

Offered to the market with no onward chain, this impressive six-bedroom detached family home provides generous and versatile living accommodation across three floors-ideal for growing families.

### **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, radiator, staircase to first floor.

### **Lounge**

16' 1" into bay x 13' 1" ( 4.90m into bay x 3.99m )  
Gas fireplace with decorative fire surround, UPVC double glazed bay window to front, radiator, under stair storage cupboard.

### **Dining Room**

9' x 9' 3" ( 2.74m x 2.82m )  
UPVC double glazed patio doors leading to rear garden, radiator, coved cornicing.

### **Kitchen**

19' 8" x 9' 2" ( 5.99m x 2.79m )  
Range of base and wall units with complementary work surfaces, UPVC double glazed window to rear, integral electric oven, Four ring gas hob, extractor fan, 1 1/2 bowl sink with draining board and mixer tap, integral fridge/freezer.

### **Utility Room**

5' 3" x 4' 11" ( 1.60m x 1.50m )  
UPVC double glazed door leading to rear garden, central heating boiler, radiator, work surfaces.

### **Downstairs W/C**

Toilet, wash hand basin, UPVC double glazed window to side, radiator.

### **Landing**

Staircase to second floor.

### **Family Bathroom**

Vanity unit with sink basin and under storage, toilet, bath with hand held shower attachment, UPVC double glazed window to rear.





### **Bedroom 1**

12' 1" excl wardrobes x 10' 1" max ( 3.68m excl wardrobes x 3.07m max )

UPVC double glazed window to front, radiator, access to en suite, fitted wardrobes.

### **En Suite**

Shower cubicle with jets, UPVC double glazed window to front, toilet, wash and basin with under storage, radiator.

### **Bedroom 2**

13' 7" x 8' 10" ( 4.14m x 2.69m )

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

### **Bedroom 3**

9' 3" x 8' 8" excl wardrobes ( 2.82m x 2.64m excl wardrobes )

UPVC double glazed window to rear, radiator, fitted wardrobes.

### **Bedroom 4**

8' 9" x 6' 9" incl wardrobes ( 2.67m x 2.06m incl wardrobes )

UPVC double glazed window to rear, radiator, fitted wardrobes.

### **Second Floor Landing**

Radiator.

### **Second Floor W/C**

Toilet, wash hand basin with under storage, velux skylight window to rear.

### **Bedroom 5**

15' 1" RHH\* incl wardrobes x 8' 10" ( 4.60m RHH\* incl wardrobes x 2.69m )

Skylight windows to rear, radiator, fitted wardrobes.

### **Bedroom 6**

14' 9" RHH\* incl wardrobes x 9' 7" ( 4.50m RHH\* incl wardrobes x 2.92m )

Skylight windows to rear, storage cupboard, built in wardrobes, radiator.

### **Externally Rear Garden**

Turfed garden, small patio seating area.

### **Front Garden**

Double car driveway leading to double garage.

### **Agents Notes:**

\*RHH - Restricted Head High



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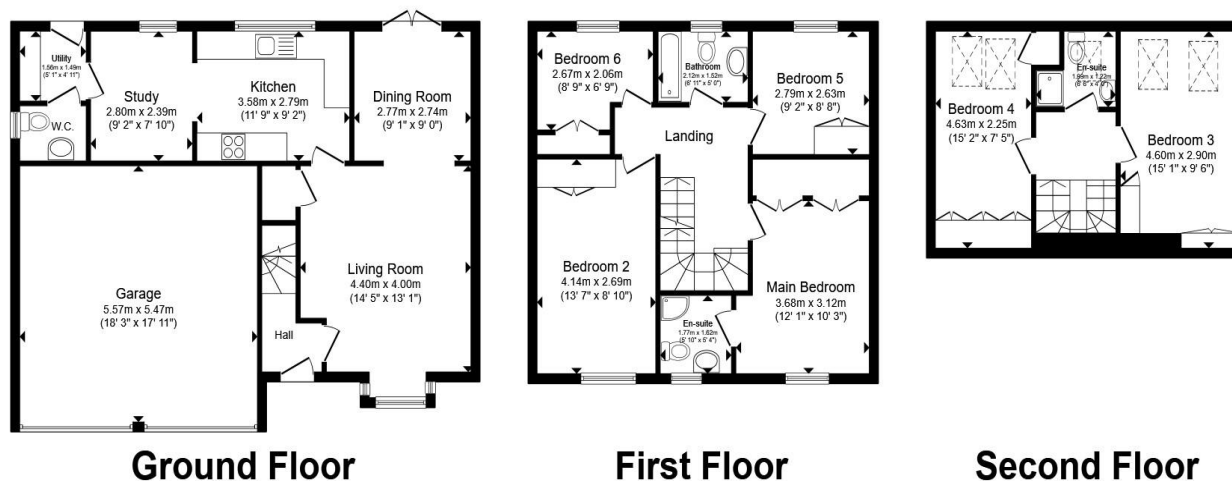
## Finchlay Court, Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- READY TO MOVE INTO

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

guide price

**£270,000**



Total floor area 173.6 m<sup>2</sup> (1,869 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:  
MAR111761 - 0004

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