

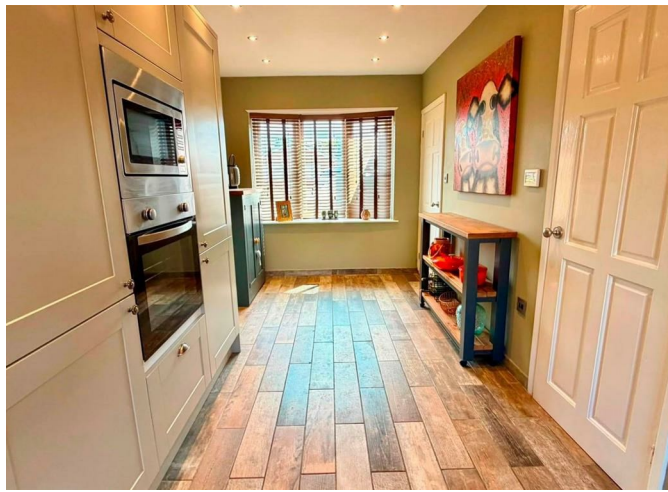


Margill Close, TS7 8QG
3 Bed - House - End Terrace
Starting Bid £170,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Margill Close, TS7 8QG

Smith & Friends are delighted to offer to the market this fully modernised and ready to move into, three bedroom terraced family home situated off Cypress Road and within the popular area of Marton-In-Cleveland. The home is within close proximity to local amenities including shops and schools. The deceptively spacious living accommodation which is tiled to the ground floor briefly comprises; open plan, dining area which has been thoughtfully designed and converted from the integral garage, generous living room and a stunning kitchen which has been re-fitted and has the benefit of underfloor heating as well as integrated appliances such as; fridge/freezer, oven, microwave/grill oven, dishwasher and hot water tap. To the first floor are three well-proportioned bedrooms and a modern contemporary bathroom which has also been updated and benefits from a double bath, vanity sink, WC and is fully tiled. Externally, the property boasts a block-paved driveway to the front of the property that comfortably accommodates two vehicles. To the rear of the property is a generous size, low maintenance garden which is mainly paved. This fantastic home is a wonderful choice for families or first time buyers. With its modern amenities and practical layout, this home is sure to appeal to a wide range of buyers. Viewings come highly recommended to fully appreciate.

** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £170,000 PLUS RESERVATION FEE **

PLEASE REFER TO AUCTIONEER COMMENTS

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property.





Ground Floor



Floor 1



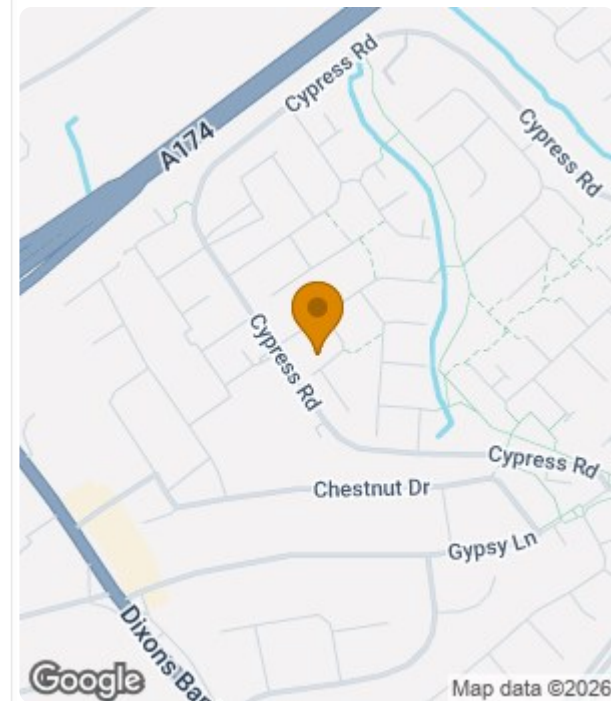
Approximate total area⁽¹⁾
1007 ft²
93.4 m²

(1) Excluding balconies and terraces

Reduced headroom:
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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