



Crescent Lodge The Crescent, Middlesbrough TS5 6SF

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Crescent Lodge The Crescent, Middlesbrough

This beautifully presented three-bedroom upper floor apartment offers modern living throughout and is available with no onward chain, making it an ideal purchase for a smooth and swift move.

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 ground floor hallway, staircase leading to upper floor apartment.

Hallway

Leads into balcony to the front of the property.

Lounge

8' 10" x 16' 3" (2.69m x 4.95m)
UPVC double glazed window to front, radiator, TV point, telephone point.

Kitchen

9' 3" x 12' 3" (2.82m x 3.73m)
Range of base and wall units with complementary work surfaces, four ring induction hob, extractor unit, integral electric oven, integral fridge freezer, plumbing for washing machine, UPVC double glazed window to front, wash hand basin with draining board.

Bathroom

Double shower cubicle with wall mounted shower, wash hand basin, toilet, radiator, UPVC double glazed window to front, tiled walls, large feature mirror.

Bedroom 1

9' 7" x 11' 10" (2.92m x 3.61m)
UPVC double glazed window to rear, fitted wardrobes, radiator.

Bedroom 2

10' x 11' 11" (3.05m x 3.63m)
UPVC double glazed window to rear, radiator.

Bedroom 3

6' 9" x 11' 11" (2.06m x 3.63m)
UPVC double glazed window to rear, radiator.

Externally

Well maintained communal grounds, driveway leading to garage.





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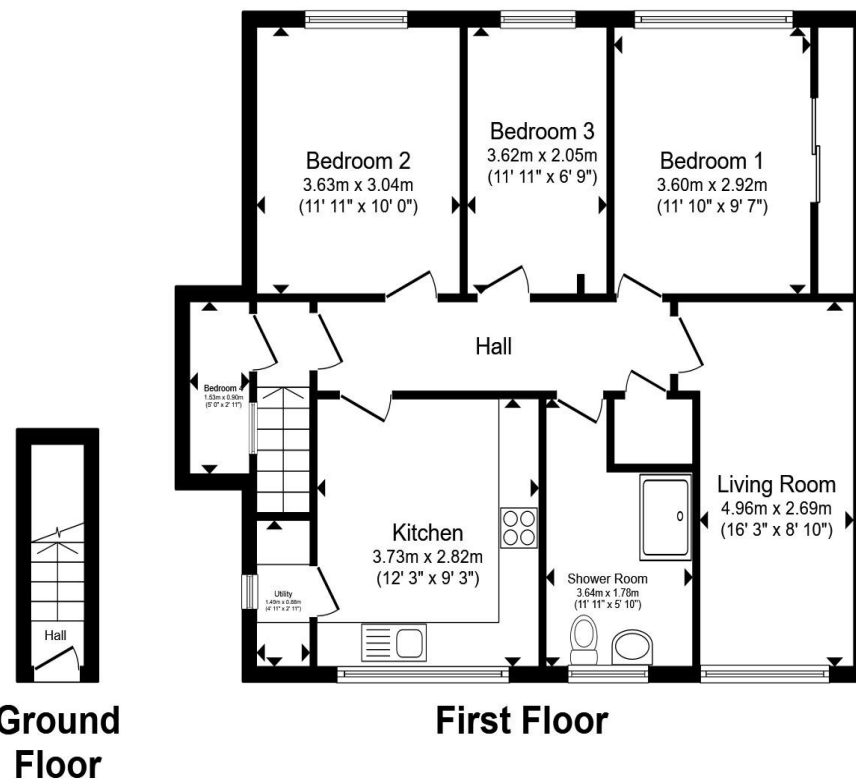
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- FIRST FLOOR APARTMENT

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

guide price

£110,000



Total floor area 82.2 m² (885 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:
MAR111805 - 0003

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