



Beeches Rise, Marton-In-Cleveland Middlesbrough TS7 8DR

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Beeches Rise, Marton-In-Cleveland Middlesbrough

Charming 2-Bedroom Detached Bungalow with Excellent Potential. Situated on a generous plot, this delightful 2-bedroom detached bungalow offers fantastic potential for modernisation or extension.

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 composite door, void loft access, radiator.

Lounge

17' 9" x 13' 3" into alcove (5.41m x 4.04m into alcove)
UPVC double glazed window to front, UPVC double glazed sliding door leading to side garden, TV point, telephone point, coving to ceiling, gas fire with decorative fire surround.

Bathroom

Toilet, wash hand basin with taps, bath, UPVC double glazed window to rear.

Kitchen

17' 11" x 9' 2" (5.46m x 2.79m)
Range of base and wall units with complementary work surfaces, UPVC double glazed windows to side and rear, 1 1/2 bowl sink with draining board and mixer tap, integral gas oven, four ring gas hob, extractor fan, UPVC double glazed door leading to rear garden.

Bedroom 1

13' 11" x 8' 5" excl wardrobes (4.24m x 2.57m excl wardrobes)
UPVC double glazed window to front, access to en suite, radiator, fitted wardrobes.

En Suite

Toilet, wash hand basin with mixer taps, radiator, single shower cubicle, UPVC double glazed window to rear, wall mounted shower to the shower.

Bedroom 2

10' 6" x 7' 8" (3.20m x 2.34m)
UPVC double glazed window to rear, radiator.





Externally

Garage

To the rear of the property.

Rear Garden

Turfed garden, patio area.

Side Garden

Turfed garden, landscaped patio section, external tap.



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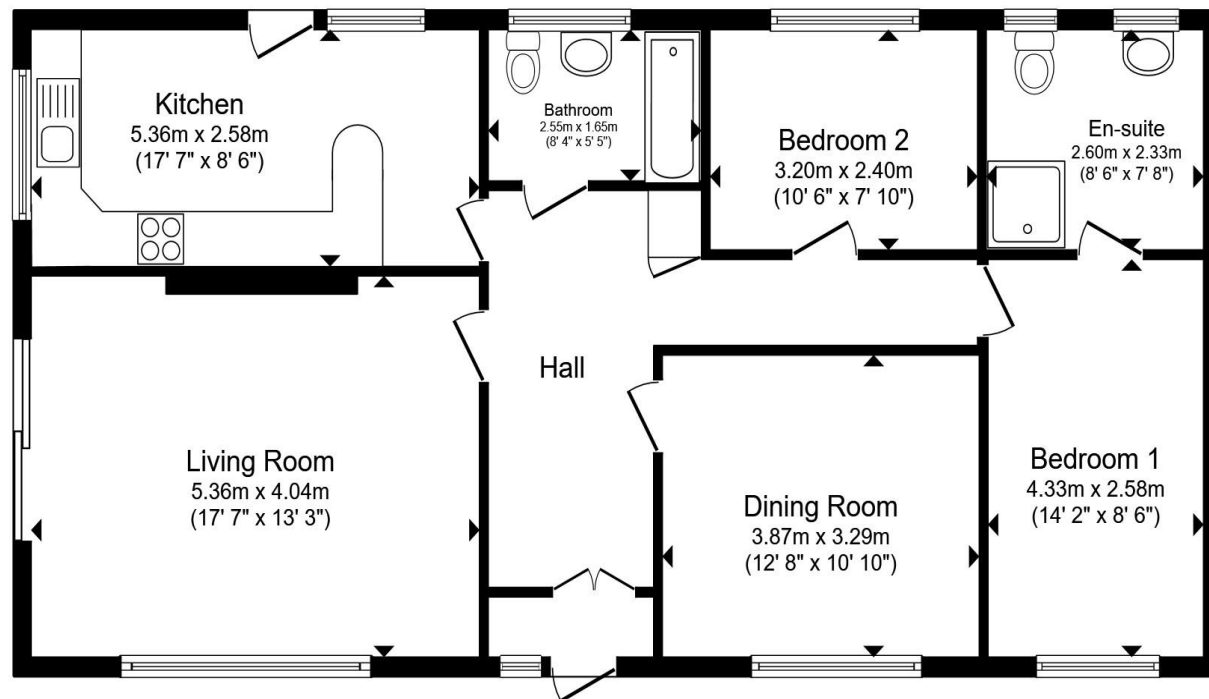
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- INVESTMENT OPPORTUNITY
- SPACIOUS THROUGHOUT

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

guide price

£190,000



Total floor area 95.7 m² (1,030 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:
MAR111399 - 0002

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