





Westbeck Gardens, Middlesbrough TS5 6RY

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Westbeck Gardens, Middlesbrough

This three-bedroom semi-detached home offers an excellent opportunity for buyers seeking a property with great potential to modernise and make their own.

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 porch, timber single glazed door leading into hallway.

Hallway

Staircase to first floor, radiator.

Lounge

15' 11" x 13' 5" max, into alcove (4.85m x 4.09m max, into alcove)
UPVC double glazed window to front, radiator, TV point, telephone point, gas fire with decorative fire surround, coved cornicing to ceiling.

Kitchen

16' 8" x 8' 6" (5.08m x 2.59m)
Range of base and wall units with complementary work surfaces, 1 1/2 bowl sink with draining board and mixer tap, recess for appliances, UPVC double glazed window to rear, built in storage cupboard, radiator.

Utility Room

8' x 9' 4" (2.44m x 2.84m)
Base and wall units, UPVC double glazed window to rear, UPVC door leading to rear garden, radiator, internal access to garage.

Landing

UPVC double glazed window to side, void loft access.

Bedroom 1

12' 6" x 9' 11" max (3.81m x 3.02m max)
UPVC double glazed window to front, radiator, built in storage cupboard.

Bedroom 2

12' 6" x 9' 11" (3.81m x 3.02m)
UPVC double glazed window to front, radiator, built in storage cupboard.

Bedroom 3

7' 5" incl door recess x 6' 6" (2.26m incl door recess x 1.98m)
UPVC double glazed window to front, radiator.









Bathroom
Bath, radiator, wash hand basin with dual taps, toilet, fitted storage cupboards, UPVC double glazed window to rear.

Externally
Front Garden
Driveway leading to garage.

Rear Garden
Turfed garden, patio seating area, timber built storage shed, raised flower bed edges.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note
We are advised that the vendor has conducted tests to the flooring of the property. A report is held with the branch and we ask that all interested parties make the necessary enquiries and satisfy themselves in this regard.

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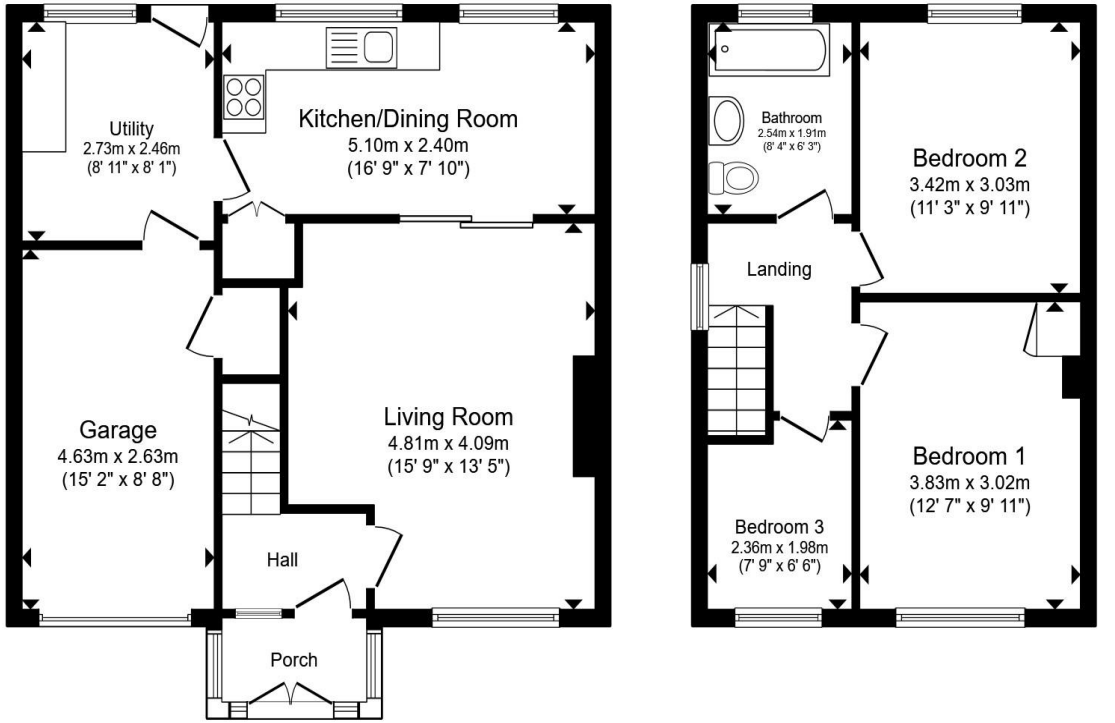
Westbeck Gardens, Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A PROPERTY WITH GREAT POTENTIAL
- SPACIOUS LIVING ROOM

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

guide price

£85,000



Total floor area 96.8 m² (1,042 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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The Property Ombudsman

Property Ref:
MAR112784 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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