



Esk Street, Middlesbrough TS3 6JF

welcome to

Esk Street, Middlesbrough

Situated in the popular residential area of North Ormesby, this two-bedroom terraced property is offered to the market with no onward chain and is ready to move into, making it an excellent opportunity for investors or first-time buyers alike.

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, access into lounge.

Lounge

12' 10" max x 24' (3.91m max x 7.32m)
Staircase to first floor, UPVC double glazed window to front and rear, TV point, telephone point, radiator.

Kitchen

22' 3" x 6' 11" (6.78m x 2.11m)
Range of base and wall units with complementary work surfaces, integral electric oven, 1 1/2 bowl sink with draining board and mixer tap, four ring gas hob, double glazed timber windows to rear, radiator, UPVC double glazed door to rear.

Bedroom 1

11' 5" x 12' 9" (3.48m x 3.89m)
UPVC double glazed window to front, radiator.

Bedroom 2

7' 4" x 12' 6" (2.24m x 3.81m)
UPVC double glazed window to rear, radiator.

Bathroom/Wet Room

Wash hand basin, toilet, walk in shower, UPVC double glazed window to rear, wall mounted shower.

Externally Rear Garden

Enclosed rear yard.

Front Garden

On-street parking.





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

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

guide price

£45,000



Total floor area 83.0 m² (893 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:
MAR112024 - 0002

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