



*** SOLD BY MODERN METHOD OF AUCTION; STARTING BIDS £139,500 PLUS RESERVATION FEE ***

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

A three bedroom semi detached property which situated in a sought after cul-de-sac and is located in the popular area of Marton within close proximity to local amenities and well regarded schools. The property would appeal to a number of buyers including first time buyer or growing families. The living accommodation briefly comprises; lengthy entrance hallway, downstairs WC, open plan lounge/dining room with sliding doors to the conservatory, generous sized uPVC conservatory a fitted kitchen/diner with access to the integral garage.

To the first floor are three bedrooms and a bathroom/WC fitted with a three piece suite. Externally to the front of the property is a a driveway for off street parking for up to 2 cars and a well maintained garden with side access to the rear. To the rear of the property is a garden mainly laid to lawn with mature shrubs and borders and a patio seating area.

Birchwood Road, Middlesbrough, TS7 8DH

3 Bedroom - House - Semi-Detached

Starting Bid £139,500

EPC Rating: C

Tenure: Freehold

Council Tax Band: C

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Entrance Hallway

Stairs to first floor, understair storage cupboard.



Downstairs WC

Sink and close coupled WC.

Living Room

uPVC double glazed window to front aspect, electric fire and sliding door to conservatory.

uPVC Conservatory

Access to the rear garden.

Kitchen/Diner

uPVC double glazed window to conservatory, uPVC double glazed window to rear, uPVC double glazed door with glass inserts to the garden, access to garage, built in storage cupboards, a range of base and wall units incorporating sink unit, gas hob, and double oven.



First Floor Landing

uPVC double glazed window to side aspect, airing cupboard, access to fully boarded loft with power and lighting.

Bedroom One

uPVC double glazed window to front aspect, radiator and built in wardrobes.



Bedroom Two

uPVC double glazed window to rear aspect, radiator and built in wardrobes.

Bedroom Three

uPVC double glazed window to front aspect, radiator and storage cupboard.

Bathroom/WC

uPVC double glazed window to rear and side aspect, pedestal wash hand basin, panelled bath and shower over, close coupled WC and column radiator.



Externally

A driveway to the front of the property providing off street parking for up to 2 cars and a well maintained garden. To the rear is a beautiful garden, mainly laid to lawn with mature shrubs and borders and a patio seating area.

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NB

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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. The

documents may not tell you everything you need to know about the property, so you are required to complete your

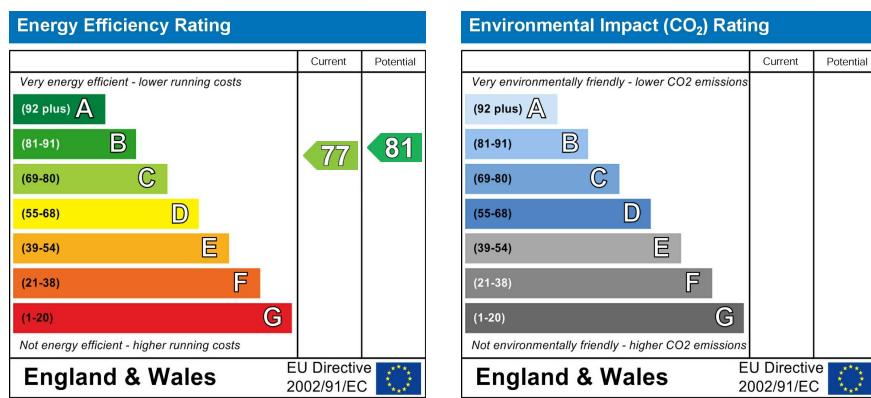
own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation

cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject

to change

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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating



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