



*** FOR SALE VIA AUCTION START BID £160,000 PLUS FEES ***

*** SHALE TEST ON FILE ***

A four bedroom detached property situated in a pleasant cul-de-sac with close proximity to local Marton amenities. The property is offered with NO CHAIN INVOLVED and would appeal to buyers looking to put their own stamp on it. The living accommodation briefly comprises; entrance hallway, downstairs WC, good size lounge/dining room and fitted kitchen. To the first floor are four bedrooms and a bathroom/WC. Externally to the front of the property is off street parking for 2 cars leading to a single garage and to the rear is a larger than average plot with huge potential and fully paved. Early viewing comes highly recommended to fully appreciate.

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.

Fairy Dell, Middlesbrough, TS7 8LF

4 Bedroom - House - Detached

Starting Bid £160,000

EPC Rating: D

Tenure: Freehold

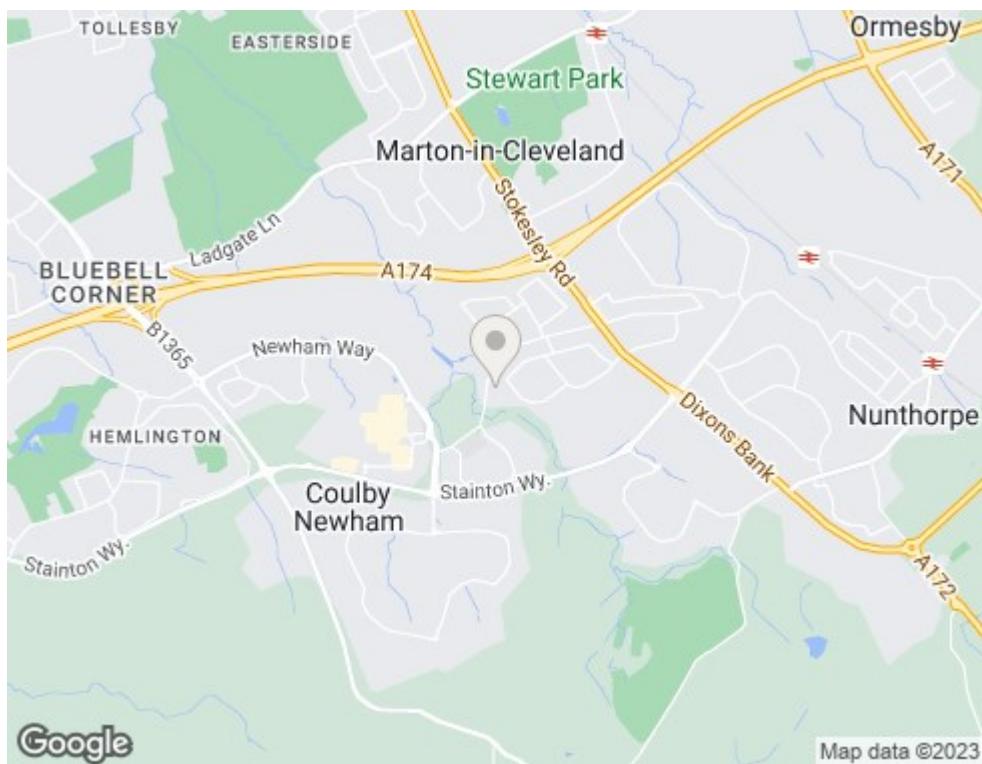
Council Tax Band: E

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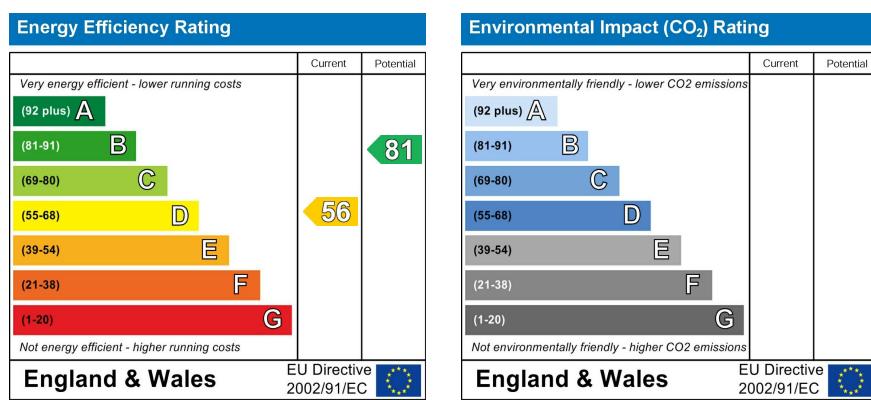
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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 to these services.



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