

FOR SALE



Clynes Road, Middlesbrough

3 Bedrooms, 1 Bathroom, End Terraced House

Guide Price £60,000



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FULL DESCRIPTION Martin & Co Guisborough are pleased to welcome to the market this 3 bedroom end terrace property in Grangetown conveniently located close to local amenities and schools. Briefly comprising of Living Room, Kitchen/Diner, Ground Floor W/C and Utility, Family Bathroom and 3 Bedrooms. Externally there are gardens to the front and rear, detached garage and a driveway. **FLOORING THROUGHOUT TO BE REPLACED!** PLEASE NOTE THESE PHOTOS PRIOR TO THE PREVIOUS TENANCY.

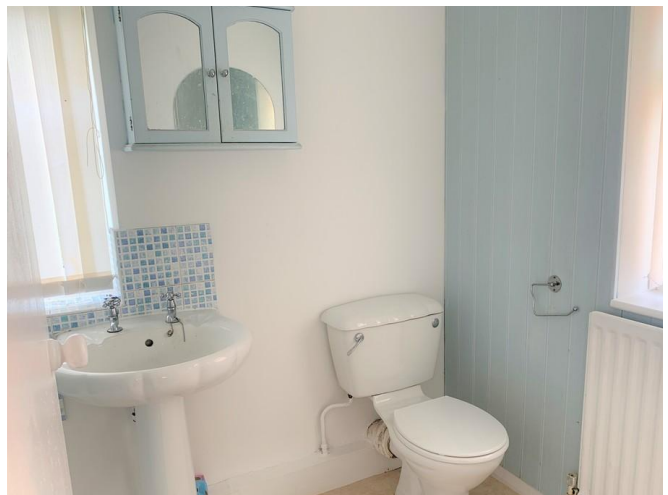
- 3 Bedrooms
- Front and Rear Gardens
- Gas Central Heating
- Detached Garage
- Kitchen/Diner

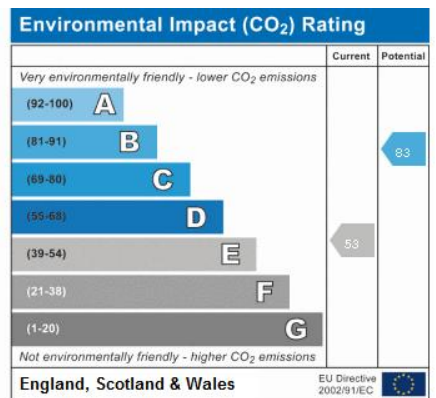
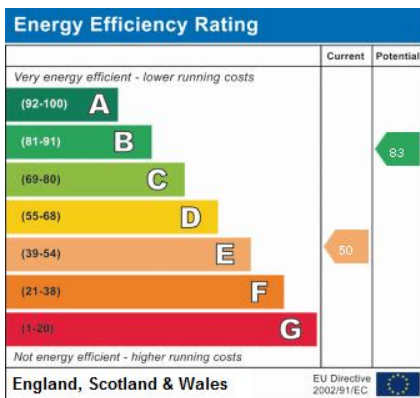
AUCTIONER COMMENTS Auctioneer Comments This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with 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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 £300 inc. VAT towards the preparation cost of the pack. 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. TO VIEW contact Martin & Co Estate Agents in Guisborough on 01287631254 or visit www.martinco.com/estate-agents-and-letting-agents/branch/guisborough OR MAKE A BID visit IAMSOLD





Reference:
epc

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01287 631254



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.