



Enderby Gardens, Hemlington Middlesbrough TS8 9ET

welcome to

Enderby Gardens, Hemlington Middlesbrough

*****REMAINS AVAILABLE UNDER THE AUCTION CONDITIONS***CONTACT THE AUCTIONEERS TO MAKE AN OFFER NOW*****

Lounge

15' 8" x 11' 4" (4.78m x 3.45m)

Entered via UPVC double glazed door to front into lounge, UPVC double glazed window to front, radiator, TV point, telephone point, electric fire with decorative fire surround.

Kitchen

14' 9" x 15' 8" (4.50m x 4.78m)

Range of wall and base units with complimentary working surfaces, integral electric oven, four ring electric hob with extractor over, radiator, UPVC double glazed window to rear, integral fridge/freezer, sink with draining board and mixer tap, UPVC double glazed door leading to the rear garden.

Landing

Stairs from kitchen, loft access.

Bedroom 1

11' x 11' 6" (3.35m x 3.51m)

UPVC double glazed window to front, radiator

Bedroom 2

14' 9" x 10' 10" (4.50m x 3.30m)

UPVC double glazed window to rear, radiator.

Bedroom 3

8' 9" x 7' 8" (2.67m x 2.34m)

UPVC double glazed window to front, radiator.

Family Bathroom

Bath with mixer tap, double shower cubicle with wall mounted shower head, wash hand basin with mixer tap and under storage, heated towel rail, two UPVC double glazed windows to rear.

Externally

Rear Garden

Enclosed by fencing.

Front Garden

Patio area.

Important Notice

For each Lot, a contract documentation fee of £1500 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

****PLEASE CONTACT THE AUCTIONEERS AT LeedsAuctions@williamhbrown.co.uk TO REQUEST A COPY OF THE LEGAL PACK, IF THIS IS AVAILABLE WE CAN EMAIL IT OVER TO YOU****





Important Notice

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

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Registration for bidding online will close the Friday before the auction sale. Please ensure you register and submit all the details and documents required in time. Without authorisation to bid prior to the sale you will be unable to bid in the auction.



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welcome to

Enderby Gardens, Hemlington Middlesbrough

- RECENTLY RENOVATED
- EASILY MAINTAINED GARDENS
- NO CHAIN
- SUITABLE FOR CASH PURCHASE
- WELL PROPORTIONED BEDROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£62,000



Ground Floor



First Floor

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.focalagent.com

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Property Ref:
MAR109801 - 0014

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