



Trimdon Avenue, Middlesbrough TS5 8LR

welcome to

Trimdon Avenue, Middlesbrough

Spacious three-bedroom semi-detached home on a generous corner plot with a double detached garage and no onward chain. Offering well-proportioned living space, gardens to three sides and ample off-street parking, it's an ideal family home.

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

Radiator, stairs to the first floor and built-in storage cupboard.

Ground Floor Shower Room

Shower cubicle, wash hand basin and low level WC with tiled finish.

Lounge

12' x 12' 4" (3.66m x 3.76m)

Double glazed bay window to the front elevation and radiator.

Dining Room

7' 7" x 12' 4" (2.31m x 3.76m)

Double glazed window to the side elevation and radiator.

Kitchen/Diner

7' 7" x 19' (2.31m x 5.79m)

Fitted with a range of base and wall mounted units, radiator.

Landing

Access to bedrooms and family bathroom.

Bedroom 1

11' 6" x 13' 11" (3.51m x 4.24m)

Double glazed window and radiator.

Bedroom 2

8' 9" x 13' 11" (2.67m x 4.24m)

Double glazed window to the front elevation and radiator.

Bedroom 3

7' 9" x 9' 9" (2.36m x 2.97m)

Double glazed window and radiator.

Bathroom

Suite comprising panel bath, wash hand basin and low level WC, radiator.





Externally

Front Garden

Laid to lawn.

Side Garden

Laid to lawn.

Rear Garden

Laid to lawn with gated access to the driveway and front of the property.

Garage

Double detached garage.

Driveway

Provides ample off-street parking.



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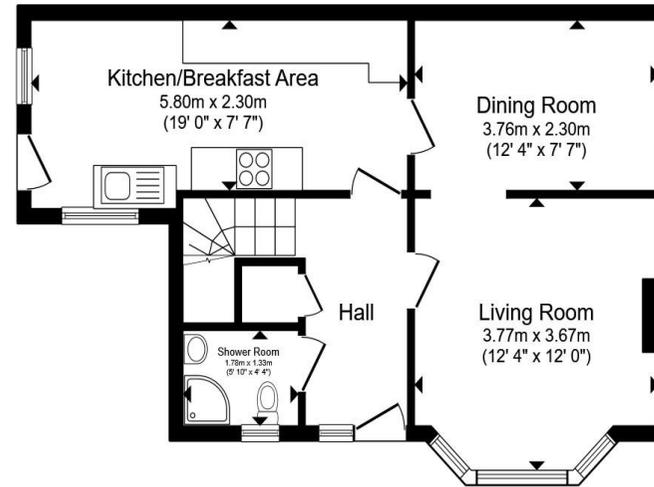
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DOUBLE GARAGE
- CORNER PLOT

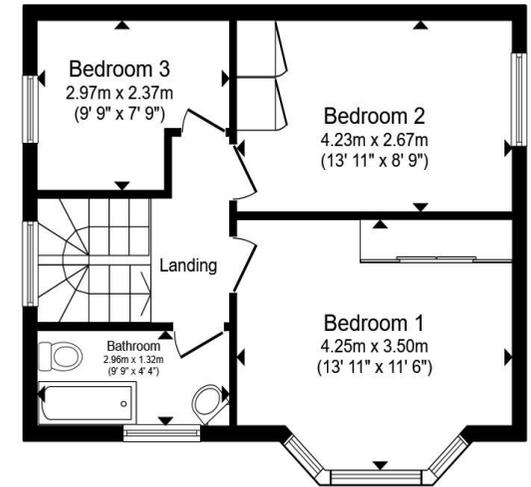
Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£140,000



Ground Floor



First Floor

Total floor area 91.5 m² (984 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:
MAR111588 - 0003

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