



Sidmouth Close, Middlesbrough TS8 9DN

welcome to

Sidmouth Close, Middlesbrough

Ideal First Time Purchase or Downsizer - Ready to Move Into. This well-presented one-bedroom end-terrace home is offered to the market ready to move into, making it an excellent choice for first-time buyers or those looking to downsize.

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

Enter through composite door into hallway, staircase to first floor, access to kitchen and lounge.

Kitchen

5' 10" x 7' 2" (1.78m x 2.18m)

Range of base and wall units with complementary work surfaces, UPVC double glazed window leading

onto the conservatory, sink with draining board and mixer tap, four ring gas hob, extractor unit, integral electric oven.

Lounge

12' 5" max x 10' 4" (3.78m max x 3.15m)

UPVC double glazed door leading to conservatory, ceiling fan, radiator, TV point, telephone point, coving to ceiling.

Conservatory

15' 1" x 6' 4" (4.60m x 1.93m)

Of UPVC and brick construction, UPVC double glazed patio doors.

Landing

Void loft access, storage cupboard currently used as walk in wardrobe.

Bathroom

Bath, wash hand basin, toilet, heated chrome towel rail, wall mounted shower, rainfall style shower head, UPVC double glazed window to rear, shutter blinds.

Bedroom 1

8' 10" excl wardrobes x 11' 3" excl wardrobes (2.69m excl wardrobes x 3.43m excl wardrobes)

UPVC double glazed window to rear, fitted wardrobes, radiator.





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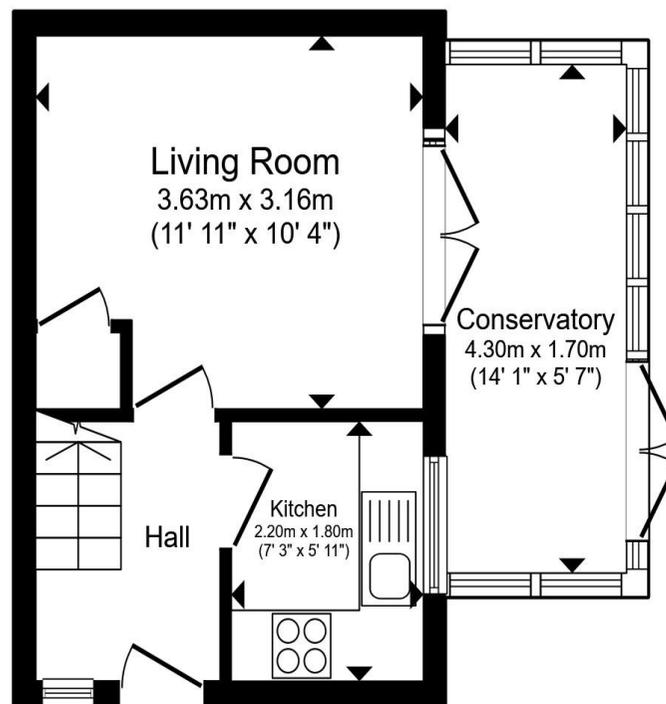
Sidmouth Close, Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- IDEAL FOR FIRST TIME BUYERS
- PERFECT FOR DOWNSIZERS

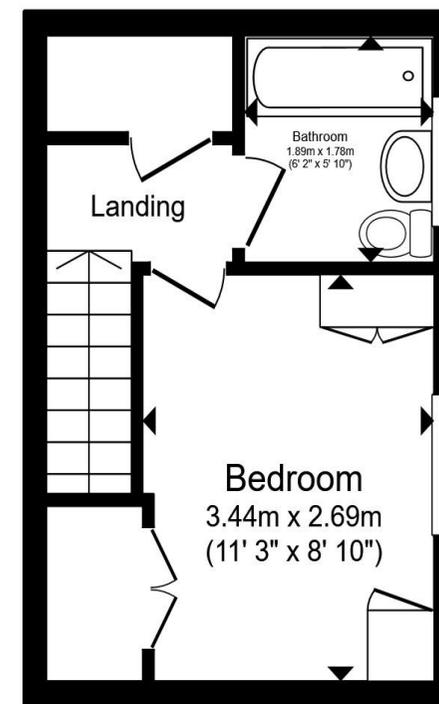
Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£105,000



Ground Floor



First Floor

Total floor area 47.8 m² (515 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:
MAR111835 - 0002

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