



Lilac Road, Ormesby Middlesbrough TS7 9DF

welcome to

Lilac Road, Ormesby Middlesbrough

A stunning two Bedroom Semi-detached Bungalow in a popular location. In brief this property comprises of Entrance Hall, Lounge, Kitchen/Diner, Bathroom and two Bedrooms. Externally the property has a low maintenance rear Garden, small front Garden and driveway leading to the Garage.

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 4.2% 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.

Entrance Hall

UPVC double glazed door, loft access and security system.

Lounge

11' 1" (Into recess) x 17' 4" (Maximum) (3.38m (Into recess) x 5.28m (Maximum))
UPVC double glazed sliding doors to rear Garden, TV point, telephone point, coved cornicing and radiator.

Kitchen / Diner

17' 9" x 8' 7" (5.41m x 2.62m)
A range of wall and base units with complimentary work surfaces, integral electric oven, integral microwave, four ring electric hob, sink/drain, boiler, UPVC double glazed sliding door to rear Garden, UPVC double glazed window to side and radiator.

Bedroom 1

9' 9" x 12' (2.97m x 3.66m)
UPVC double glazed bay window to front, coved cornicing and radiator.

Bedroom 2

8' 3" x 9' 5" (2.51m x 2.87m)
UPVC double glazed window to front, coved cornicing and radiator.

Bathroom

WC, wash hand basin, bath, double shower cubicle, chrome heated towel rail and UPVC double glazed window to side.





Externally

Front Garden

Small front Garden with driveway.

Rear Garden

Large patio area, flowerbed border and a range of shrubs and trees.

Garage

Roller style door, power and light.



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Lilac Road, Ormesby Middlesbrough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- STUNNING SEMI-DETACHED BUNGALOW
- TWO BEDROOMS

Tenure: Freehold EPC Rating: D

guide price

£150,000



This floorplan 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 should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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Property Ref:
MAR108527 - 0003

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