



Bournemouth Avenue, Middlesbrough TS3 0NR

welcome to

Bournemouth Avenue, Middlesbrough

A spacious and well presented family home offering versatile accommodation arranged over three floors, perfect for a wide range of buyers.

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 Porch

Enter through UPVC double glazed door into porch, UPVC double glazed windows.

Lounge

21' 5" x 14' 4" (6.53m x 4.37m)

UPVC double glazed window to front, radiator, TV

point, telephone point, electric fire with decorative fire surround, UPVC double glazed window to side, under stair storage cupboard.

Kitchen

13' 10" x 11' 6" (4.22m x 3.51m)

Range of base and wall units with complementary work surfaces, recess for appliances, plumbing for washing machine, two bowl sink.

Conservatory

12' 11" x 7' 5" (3.94m x 2.26m)

UPVC construction, UPVC double glazed windows, UPVC double glazed patio doors leading to rear garden.

Landing

UPVC double glazed windows to side, radiator, staircase leading to loft.

Bedroom 1

12' 2" x 11' 5" (3.71m x 3.48m)

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

En Suite

UPVC double glazed frosted window, wash hand basin with under storage, shower.

Bedroom 2

9' 6" x 9' 5" (2.90m x 2.87m)

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

Bedroom 3

8' x 5' 7" (2.44m x 1.70m)

UPVC double glazed window to rear, radiator.





Bathroom

Toilet, wash hand basin, bath, dual taps, UPVC double glazed window to side, heated towel rail.

Loft Space

12' 11" x 10' 4" (3.94m x 3.15m)

UPVC double glazed window to side, radiator, restricted head height, built in wardrobes.

Externally Front Garden

Driveway, well manicured garden.

Rear Garden

Artificial turf, decking seating area, patio section.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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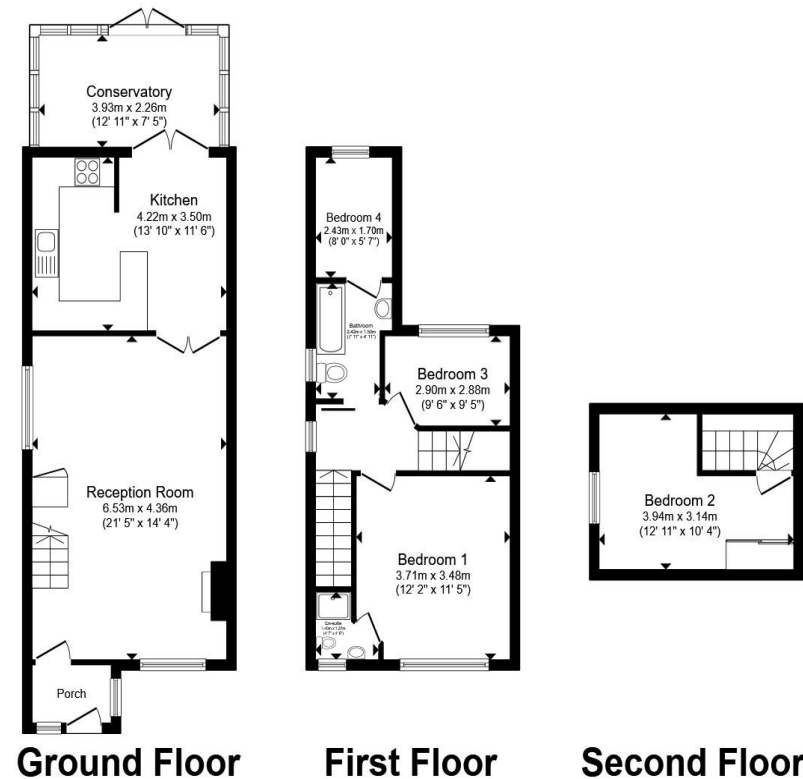
Bournemouth Avenue, Middlesbrough

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

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

guide price

£100,000



Total floor area 103.5 m² (1,114 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:
MAR112175 - 0003

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