



SECRET PROPERTY

SOLD WITH SITTING TENANT



DISCREET SALE
PROCESS



SOLD WITH
SITTING TENANT



FURTHER INFORMATION
AVAILABLE ON REQUEST

ENQUIRE NOW FOR MORE DETAILS

ALL ENQUIRIES TREATED IN THE STRICTEST CONFIDENCE

20 St. Andrews Road West
, Middlesbrough, TS6 7JB

£70,000



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HALLWAY

15'1" x 6'2" (4.60m x 1.88m)

This property offers a contemporary entrance and gains access to the reception room, kitchen, ground floor w/c and first floor. The room benefits from new carpet, freshly painted walls, modern light fixture & radiator proving that welcoming feeling everyone wants.

RECEPTION ROOM

8'5" x 12'5" (2.57m x 3.78m)

The reception room is a great room to spend family time and would comfortably fit a three piece suite and smaller storage units. This room benefits from new carpet, freshly painted walls and gains access to the rear garden through double glazed French doors offering a abundance of natural light.

KITCHEN

11'6" x 6'0" (3.51m x 1.83m)

A good sized room which is modern. The kitchen benefits from a UPVC double glazed rear door, modern lino flooring, part white tiled surround, a UPVC double glazed window with blinds, wall and base units, plumbing for a washing machine, a stainless steel sink, a built-in electric oven, a gas hob finished with an extractor fan over. A cupboard houses a working boiler.

GROUND FLOOR W/C

4'11" x 2'9" (1.50m x 0.84m)

Accessed from the hallway the w/c features a white two-piece suite which includes a hand basin, toilet & radiator.

LANDING

6'2" x 6'4" (1.88m x 1.93m)

The landing gains access to the two bedrooms, family bathroom and loft space.

BEDROOM ONE

11'5" x 12'7" (3.48m x 3.84m)

Bedroom one is a large double situated to the front of the property and compromises new carpet, painted walls, UPVC double glazed window and radiator. This room provides the space needed for larger storage units with the ability to be able to maneuver around at ease.

BEDROOM TWO

12'1" 6'5" (3.68m 1.96m)

The second bedroom is situated to the rear of the property, this room would comfortably fit a single bed with a alcove perfect to place a wardrobe. This room benefits from a new carpet, freshly painted walls & UPVC double glazed window to the rear aspect.

Tel: 01642 462153

FAMILY BATHROOM

5'6" x 5'8" (1.68m x 1.73m)

The bathroom boasts a fresh clean, modern look and benefits from a three piece white bathroom suite including a paneled bath with overhead electric shower, glass screen, hand basin and toilet.

EXTERNAL

This property offers Low maintenance front & rear gardens with the option of street parking in a quiet cul-de-sac to the rear. The vendor of this property has taken advantage of the space provided with a small patio area for socializing and astro turf.

Agent's Notes Buyers Premium Fee

Agent's Notes Buyers Premium Fee - A Buyer's Premium of £4,000 plus VAT is payable upon acceptance of an offer.

By proceeding with an offer, the successful purchaser agrees to engage the selling agent for ongoing property management services. A Property Management Agreement will be provided prior to the offer being formally accepted, together with details of the Buyer's Premium payment.

The Buyer's Premium is non-refundable and will be retained by the agent if:

the purchaser fails to complete the transaction within two months of the offer being accepted; or
the purchaser withdraws from the purchase prior to completion.

The Buyer's Premium will be refunded in full should the seller withdraw from the sale prior to completion

Road Map



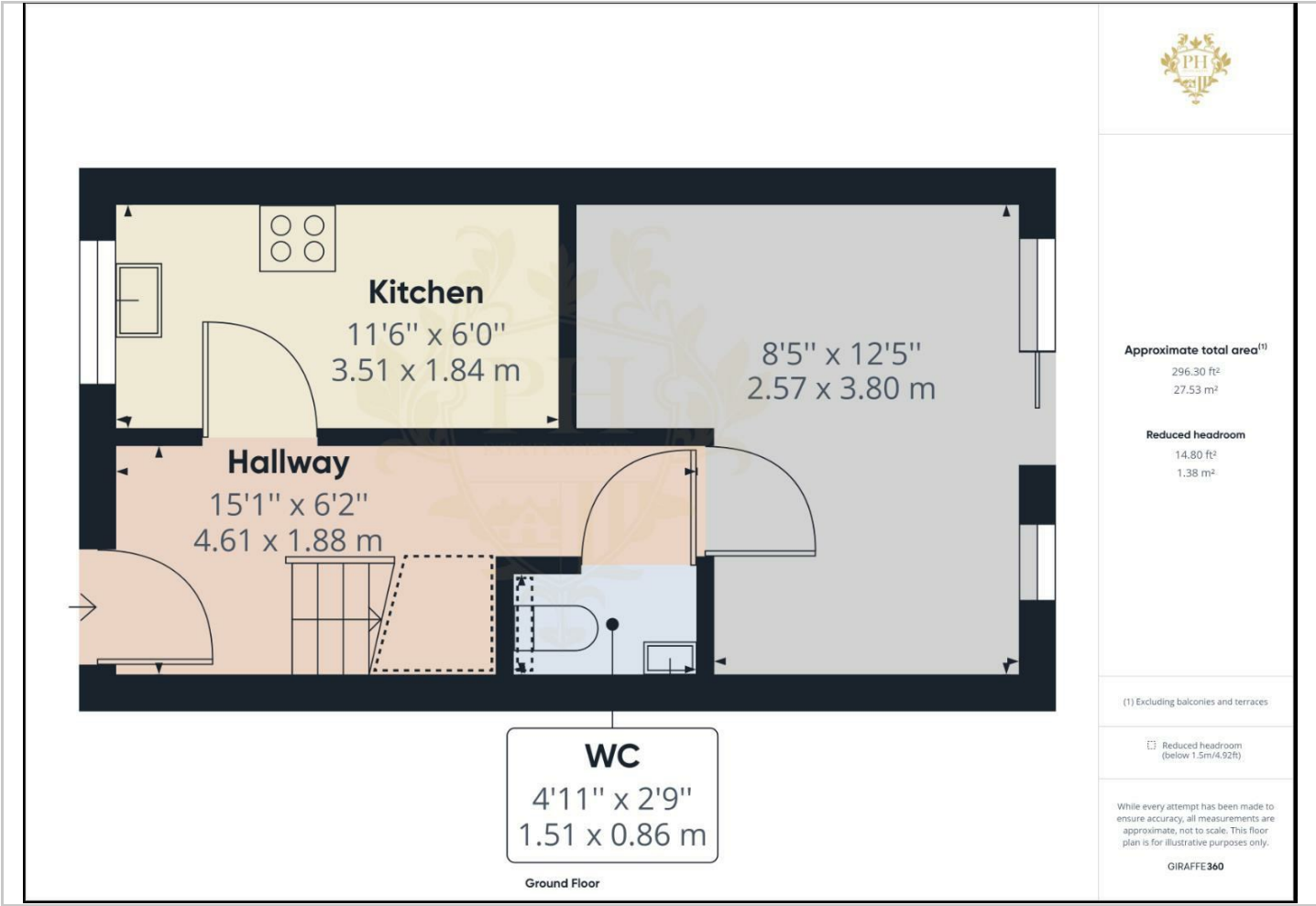
Hybrid Map



Terrain Map



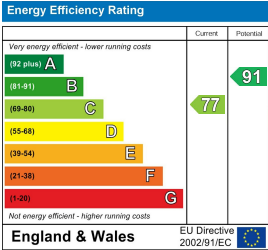
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.