



Eastcroft Road, Middlesbrough TS6 7ET

welcome to

Eastcroft Road, Middlesbrough

This attractive two-bedroom property presents an excellent investment opportunity for landlords and property investors alike.

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, radiator, UPVC double glazed window to rear.

Lounge

14' 3" incl door recess x 10' 10" (4.34m incl door recess x 3.30m)

UPVC double glazed windows to front, radiator, TV point, telephone point.

Hallway

Radiator, staircase to first floor.

Kitchen

8' 11" x 7' 4" (2.72m x 2.24m)

Range of base and wall units with complementary work surfaces, radiator, dual belfast style sink, recess for cooker, UPVC double glazed door to rear.

Downstairs Bathroom

Double walk in shower, heated chrome towel rail, tiled wall, wash hand basin with under storage and mixer tap, toilet.

Landing

Void loft access.

Bedroom 1

10' 9" x 13' 10" incl recess (3.28m x 4.22m incl recess)
UPVC double glazed window to front, radiator.

Bedroom 2

13' 10" x 10' 11" max (4.22m x 3.33m max)
UPVC double glazed window to rear, radiator.

Externally Rear Garden

Turfed garden, patio seating area, enclosed by timber fencing.

Front Garden

Garden to front.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money



laundrying 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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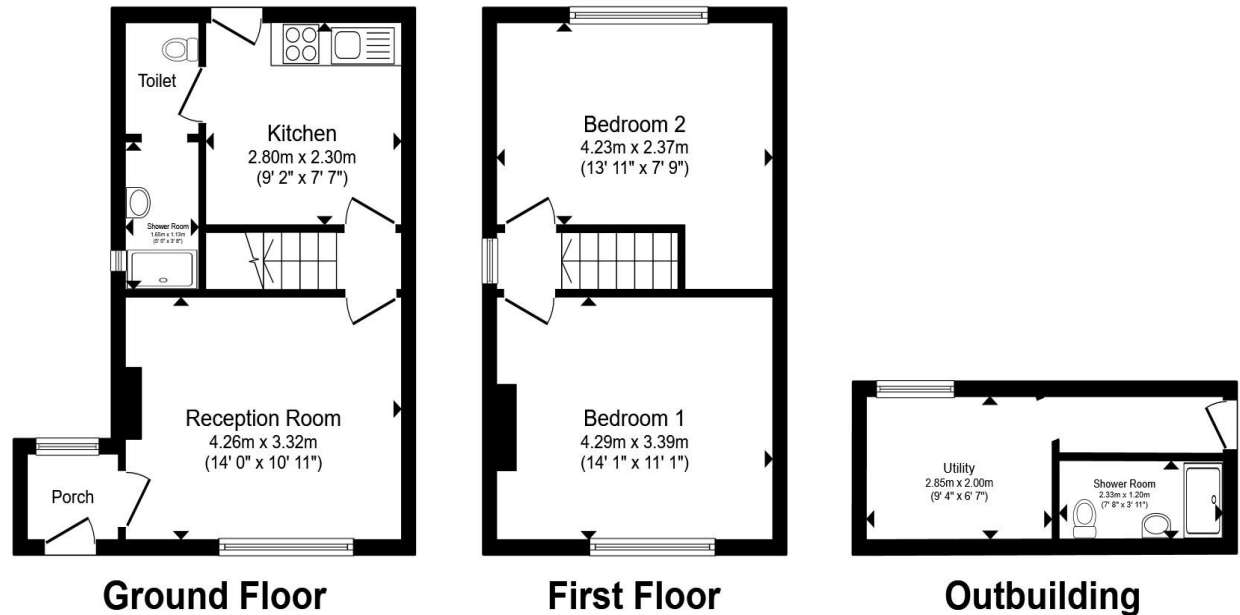
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DOWNSTAIRS BATHROOM
- TWO WELL-PROPORTIONED BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£55,000



Total floor area 71.9 m² (773 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:
MAR111860 - 0003

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manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk