

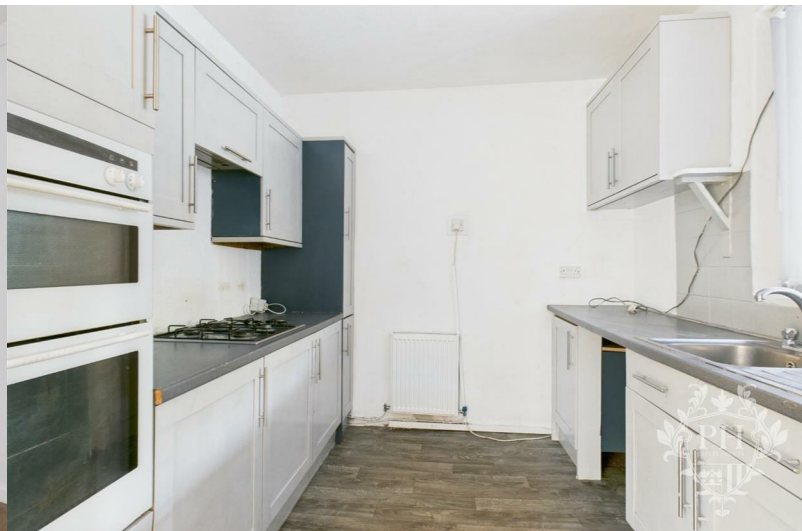
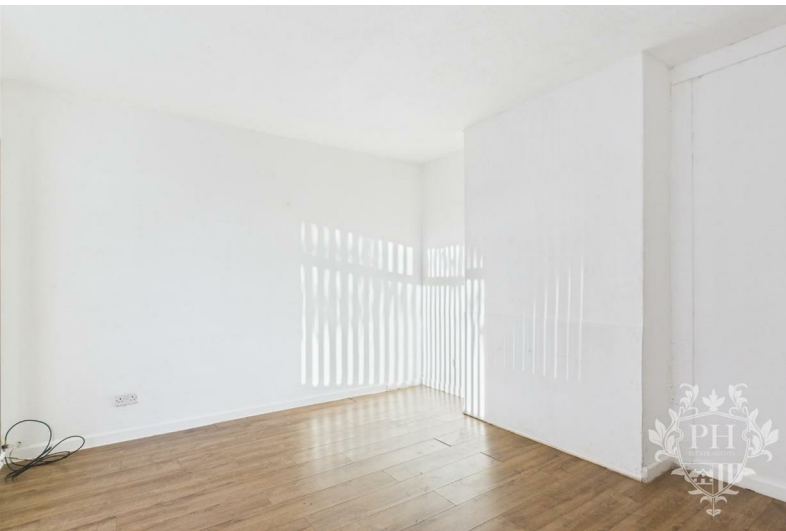


## 127 Flatts Lane

, Middlesbrough, TS6 0NP

Auction Guide £90,000

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, Middlesbrough, TS6 0NP

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## Auction Notes

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price, including VAT, subject to a minimum of £6,600.00, including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer, in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

## Hallway

4'0" x 3'4" (1.23m x 1.03m)

Walk into this glowing white hallway, where a glass-paneled door lets light spill through, casting soft reflections along the walls. Beneath your feet, smooth grey carpets stretch out, their muted tone grounding the space. A compact radiator hums quietly nearby, gently

warming the air and wrapping the hallway in a comforting, cozy embrace.

## Reception Room

11'7" x 14'9" (3.55m x 4.50m)

The reception room is framed by pristine white walls that brighten the space, while a large double-glazed UPVC window stretches across one side, inviting a generous flood of natural light to spill in. Beneath the window, a full-length radiator stands quietly, radiating warmth to cozy up the room. Underfoot, smooth wooden flooring adds a touch of natural elegance, grounding the airy atmosphere with its rich, warm tones.

## Kitchen

8'8" x 11'8" (2.65m x 3.56m)

The kitchen features warm wooden flooring that adds a natural touch beneath sleek white cabinets. Smooth grey countertops stretch across the space, complemented by a built-in oven and hob seamlessly integrated for a clean, modern look. A compact double-glazed UPVC window lets in soft, natural light, brightening the room.

## Downstairs WC

5'0" x 2'7" (1.54m x 0.81m)

The downstairs WC features a compact frosted double-glazed window that gently filters natural light into the space while ensuring complete privacy. Inside, a clean white toilet sits against white walls, complemented by a sleek overhead cabinet that provides convenient storage without crowding the room.

## Sunroom

6'11" x 11'10" (2.12m x 3.63m)

The sunroom features wooden-framed windows that invite a warm cascade of natural light, filling the space with a gentle glow. Beneath your feet, soft grey carpets stretch across the floor, showing some signs of wear and quietly calling for a little care. Crisp white walls surround

the room, accented by overhead shelves that offer both charm and practicality. A wooden door with glass panels stands as a welcoming passage, leading directly out to the peaceful rear garden beyond.

### Bedroom one

8'7" x 11'9" (2.64m x 3.60m )

The first bedroom boasts a spacious double-glazed UPVC window that floods the room with natural light, while a compact radiator beneath it ensures cozy warmth during colder months. Underfoot, a deep charcoal-grey carpet adds a soft, comforting touch. The walls, painted a crisp white, offer a clean, blank canvas ready for you to personalize with your own style and decor. Open as Document

### Bedroom Two

11'8" x 9'6" (3.57m x 2.91m )

The second bedroom boasts a compact double-glazed UPVC window that lets in soft, natural light. Opposite the window, a modest radiator offers warmth, while the floor is covered in rich, dark grey carpet that feels plush underfoot. Crisp white walls surround the room, providing a clean, blank canvas ready for personal touches.

### Bedroom Three

8'9" x 5'8" (2.69m x 1.75m )

The third bedroom features built-in storage with sleek

mirrored sliding doors that not only save space but also reflect light, making the room feel larger. A compact double-glazed uPVC window lets in natural light, while a small radiator positioned beneath provides cozy warmth. Soft grey carpet cushions the floor, adding a touch of comfort underfoot.

### Bathroom

5'7" x 5'7" (1.72m x 1.72m)

The bathroom features a toilet alongside a compact hand basin, perfectly paired with a bathtub topped by an overhead electric shower. A small frosted double-glazed UPVC window lets in natural light while ensuring complete privacy. Mounted shelves hang on the walls, cleverly adding extra storage space without crowding the room.

### Rear Garden

The spacious rear garden features a lush stretch of artificial grass seamlessly bordered by neatly arranged paved slabs. At the far end, a small apple tree stands proudly, surrounded by a cluster of dense, vibrant bushes that add privacy and natural beauty. Tucked away to one side is a compact shed, perfect for storing garden tools and supplies, while a charming greenhouse nearby offers extra space for nurturing delicate plants and seedlings.



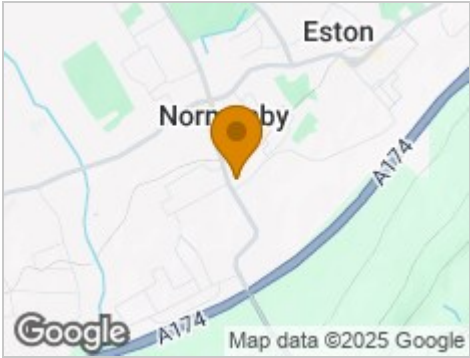
Road Map



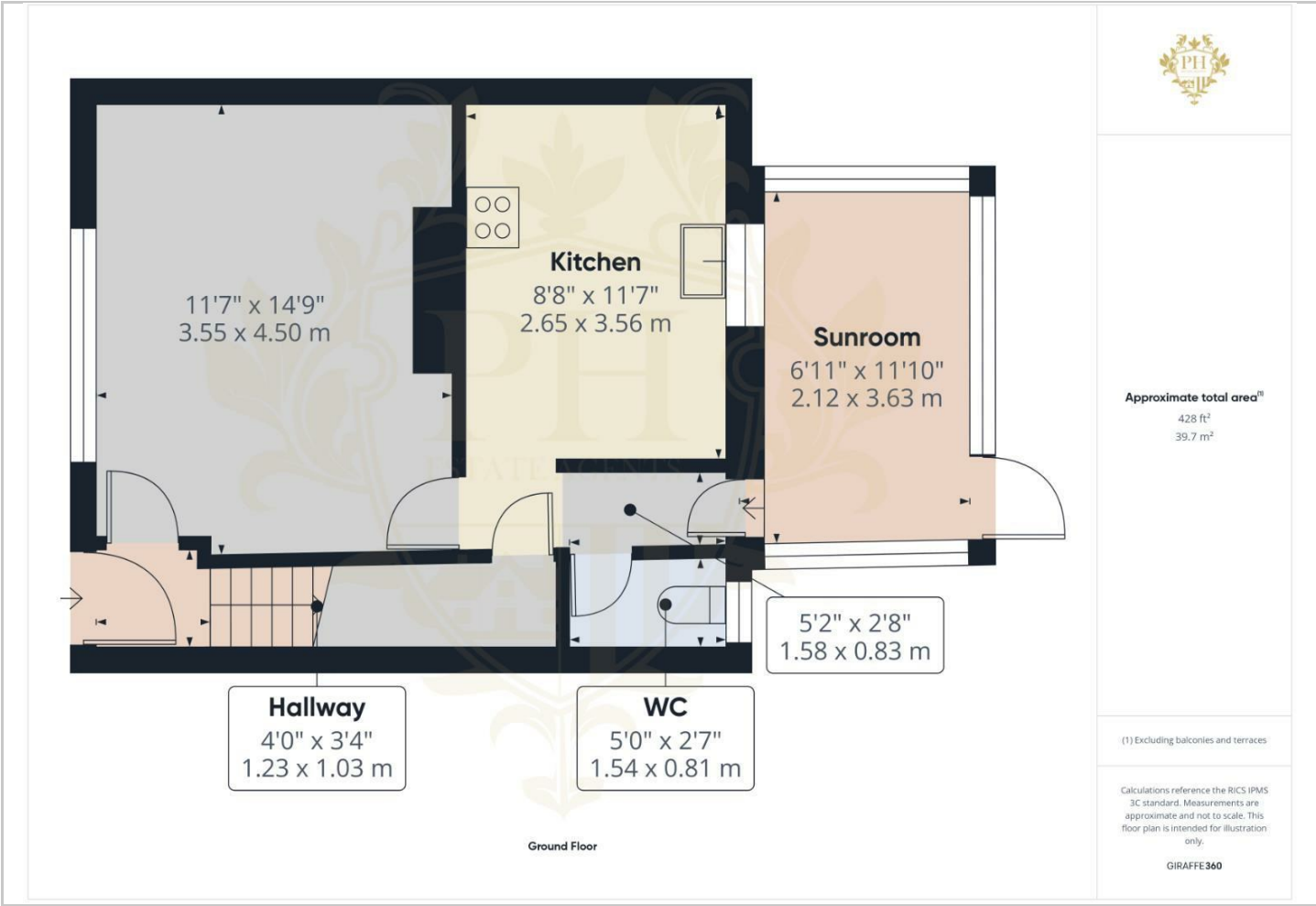
Hybrid Map



Terrain Map



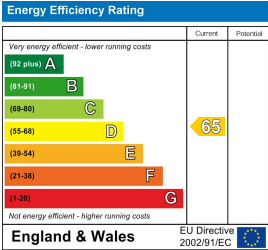
Floor Plan



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



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