



# 12 McCretton Street , Middlesbrough, TS3 6QA

Auction Guide £35,000

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## AUCTION INFORMATION

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

## Entrance

Entrance to the property straight into the living area. uPVC double glazed door.

## Lounge / Diner

27'1" x 13'0" (8.28 x 3.98)

A great open plan space providing an ideal family space! Laminate flooring, gas and electric meters, stairs to the first floor and open plan to the kitchen, radiators.

## Kitchen

A selection of wall, base and drawer units. Built in electric oven with gas hob and extractor fan over, laminate flooring, plumbing for washing machine, space for fridge freezer, sink with mixer taps, uPVC double glazed window, space hallway leading to the bathroom.

## Bathroom

5'0" x 6'3" (1.53 x 1.93)

W/C, wash hand basin, bath with shower over, part tiled surround, radiator, frosted uPVC double glazed window, lino flooring.

## Landing

2'5" x 9'3" (0.74 x 2.82)

Carpet, loft access for additional storage.

## Bedroom 1

9'10" x 13'1" (3.02 x 3.99)

Situated to the front of the property, laminate flooring, storage cupboard, uPVC double glazed window.

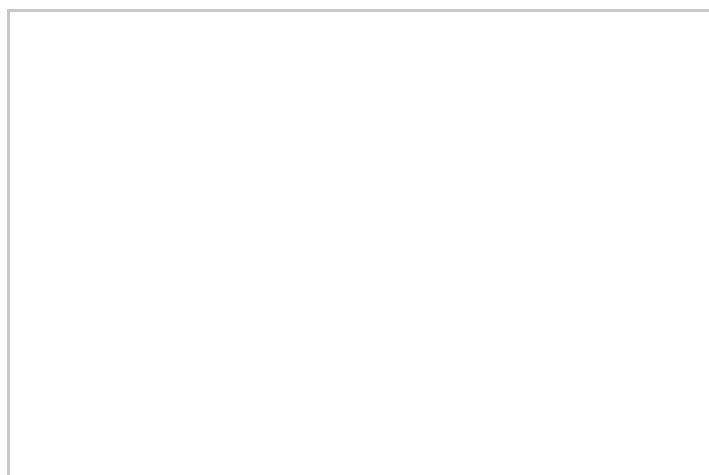
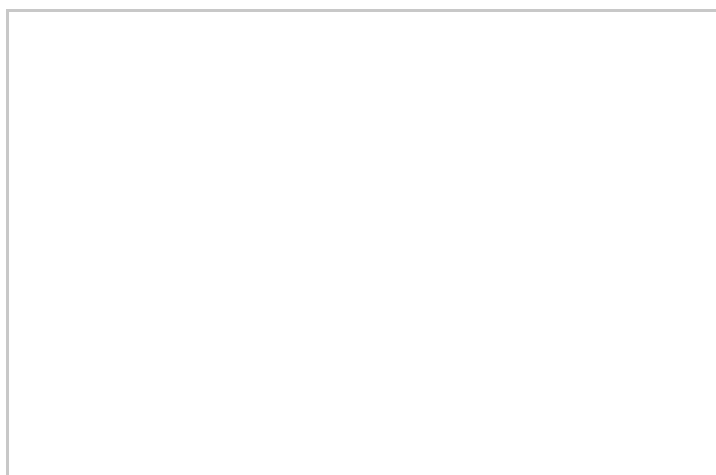
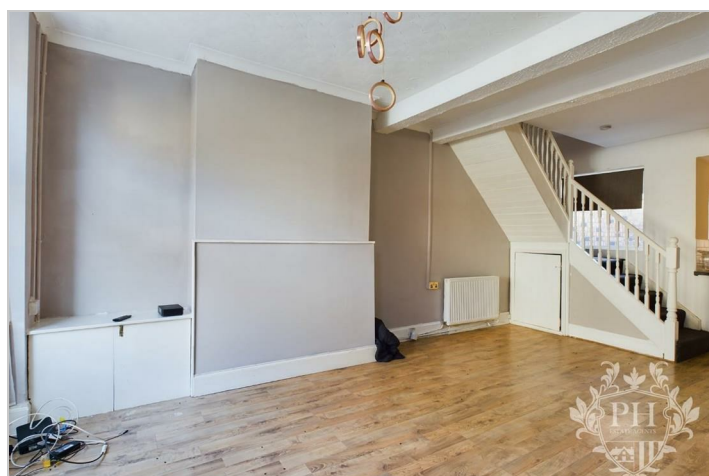
## Bedroom 2

Tel: 01642 462153

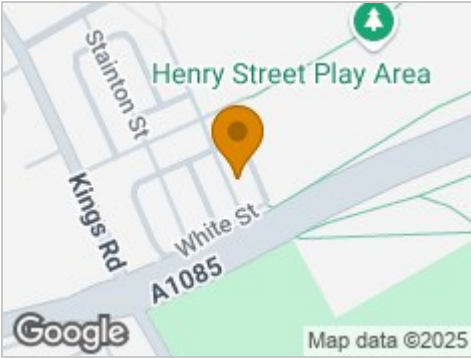


7'11" x 9'10" (2.42 x 3.02)

Situated to the rear, uPVC double glazed window, laminate flooring, storage cupboard and this room also homes the combi boiler.



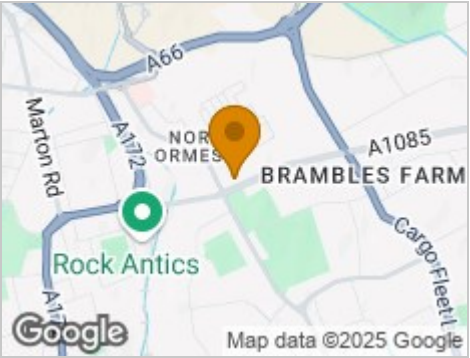
Road Map



Hybrid Map



Terrain Map



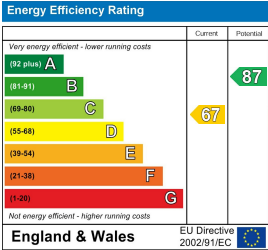
Floor Plan



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.