



31 Douglas Street  
, Middlesbrough, TS4 2EE

Price Guide £30,000



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## IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

• All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.

• Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.

• Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.

• We reserve the right to amend or withdraw this property from the market at any time without notice.

• Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.

• By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.

• Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.

• All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.

## ENTRANCE HALLWAY

6'11 x 7'1 (2.11m x 2.16m)

The Entrance Hallway, featuring carpet underfoot and cream-coloured walls, provides access to the two spacious bedrooms, gracious reception room, modern kitchen, and bathroom.

## RECEPTION ROOM

10'5 x 15'10 (3.18m x 4.83m)

The expansive reception room boasts ample room to configure both a spacious seating area and a large dining table. Flooded with natural light from the massive double-glazed window, the room features carpet underfoot, painted walls, and sleek ceiling spotlights for a bright, modern feel.

## KITCHEN

10'10 x 6'7 (3.30m x 2.01m)

The sleek kitchen features rich, dark wood base, wall, and drawer units, along with premium integrated appliances including an oven,

hob, extractor fan, and fridge freezer. The space boasts wood flooring, a large 1.5 stainless steel sink and drainer, and modern white painted walls. For added convenience, there's a wall-mounted heater and ceiling spotlights throughout.

### BATHROOM

7' x 5'7 (2.13m x 1.70m)

The contemporary bathroom features a three-piece suite, complete with a low-level toilet, pedestal basin, and panelled bath with an overhead shower and partial screen. The space boasts a ladder-style towel warmer for warmth, along with ceiling spotlights for bright illumination. The bath area features an attractive tiled splashback, and the entire floor has tiled flooring for easy maintenance and a stylish look.

### BEDROOM ONE

7'9 x 13'4 (2.36m x 4.06m)

The main bedroom offers ample space to configure your furniture, with a double glazed window allowing in natural light and an electric storage heater for warmth. The room features neutral carpet and white painted walls, providing a clean backdrop for your decor.

### BEDROOM TWO

6'11 x 13'4 (2.11m x 4.06m)

The second bedroom is similarly appointed, with a double glazed window, electric storage heater, neutral carpet, and white painted walls. This room also provides ample space and a pleasant atmosphere.

### EXTERNAL

Externally there is a small residents only Car Park

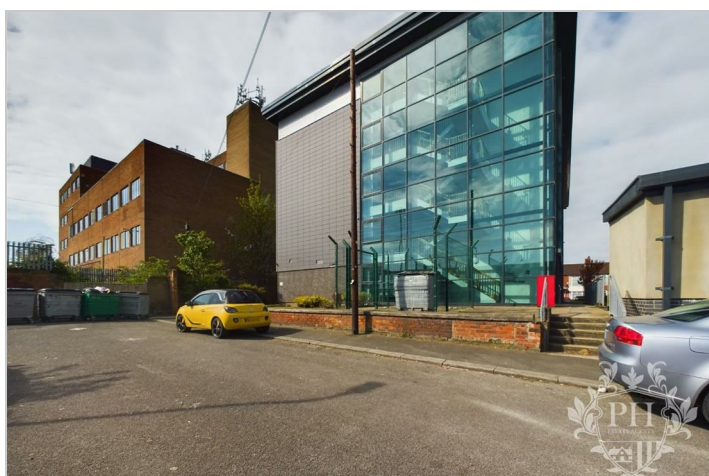
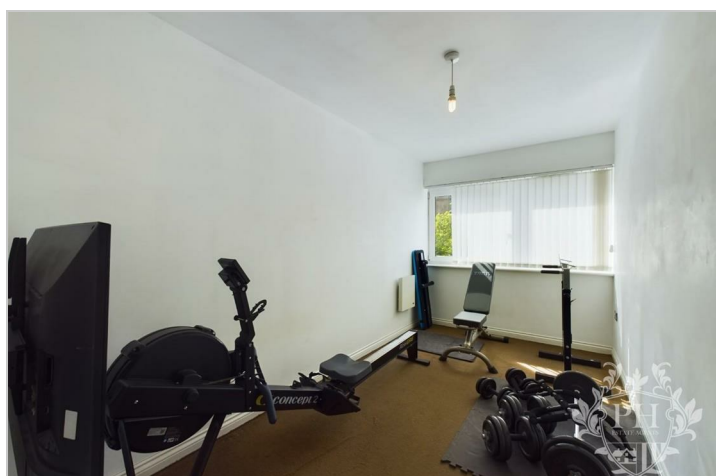
### AUCTION INFORMATION

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.

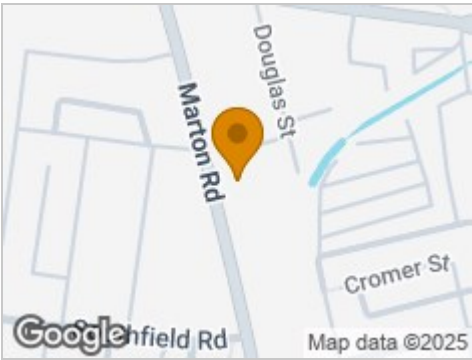
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.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





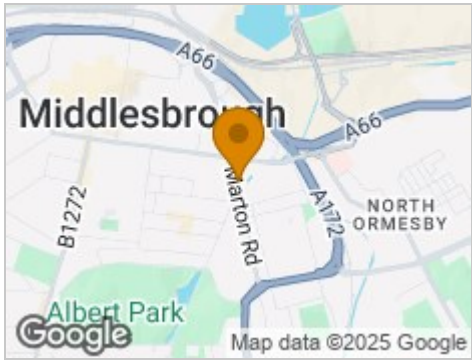
Road Map



Hybrid Map



Terrain Map



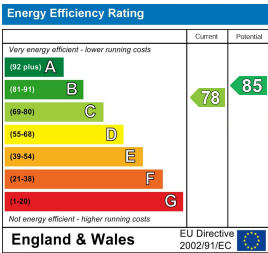
Floor Plan



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.