



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

3 Outram Street
, Middlesbrough, TS1 4EG

£70,000



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Lounge/ Dining Room

The space is an open-concept area, freshly adorned with a contemporary grey carpet. It boasts of UPVC fittings and double-glazed windows, offering both durability and energy efficiency. The walls are painted in a pleasing neutral tone, providing a versatile backdrop for any decor. The area conveniently provides access to the kitchen and a staircase leading to the first floor.

Kitchen

This newly-completed kitchen is a testament to high-standard craftsmanship. It features an array of wall and base units, providing ample storage space. The flooring, in an appealing grey wood effect, enhances the overall aesthetic of the room. A uPVC window ensures durability and energy efficiency while bathing the kitchen in natural light.

Bedroom One

Bedroom one, positioned at the front of the property, is the most spacious room in the house. It is adorned with a grey carpet and neutral walls, creating a serene and calming ambiance. A uPVC window overlooks the front yard, ensuring excellent insulation and flooding the room with natural light. A radiator is conveniently placed below the window, providing warmth and comfort.

Bedroom Two

Bedroom two, located at the rear of the property, is a tranquil retreat. It features a grey carpet and neutral walls, creating a soothing and relaxed atmosphere. A uPVC window. The room is kept cozy and warm by a radiator, conveniently situated below the window.

Bathroom

Rear Yard

Agent's Notes - Buyers Premium Fee

A Buyer's Premium of £4,000 plus VAT is payable upon acceptance of an offer.

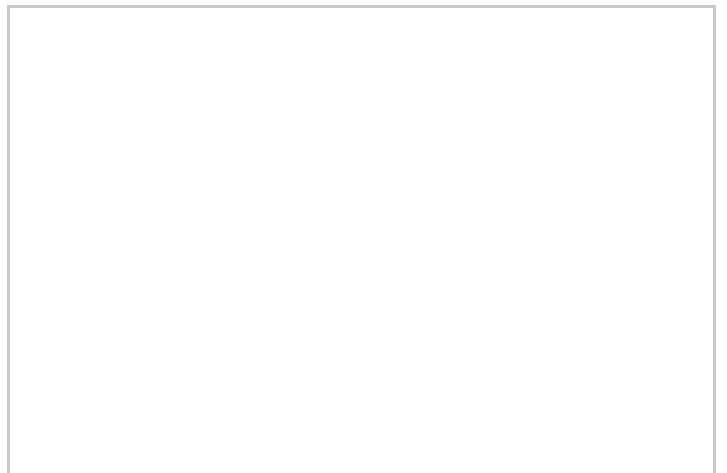
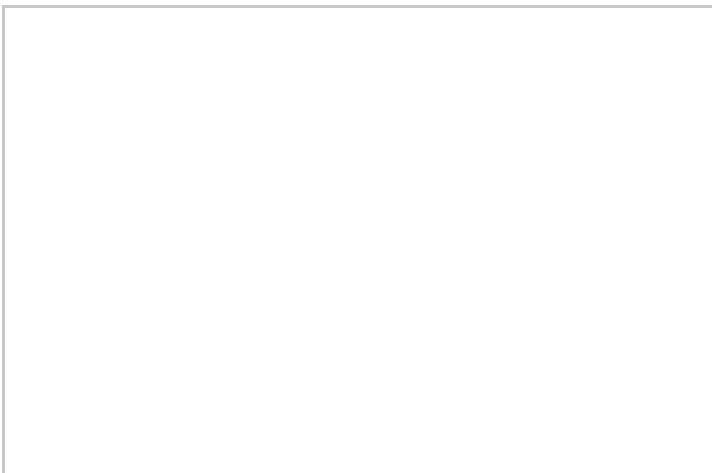
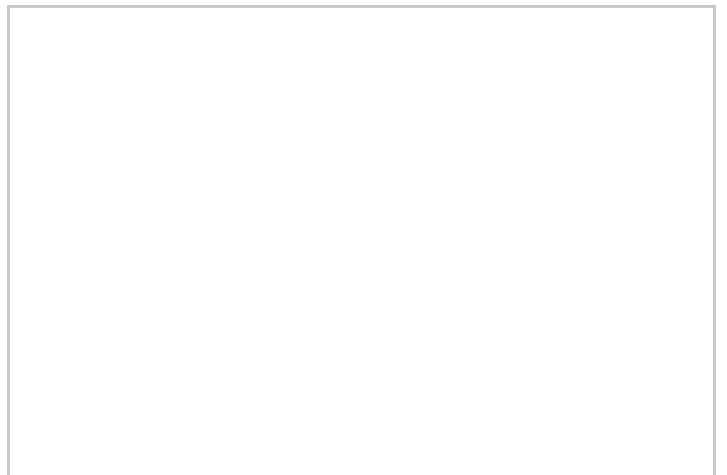
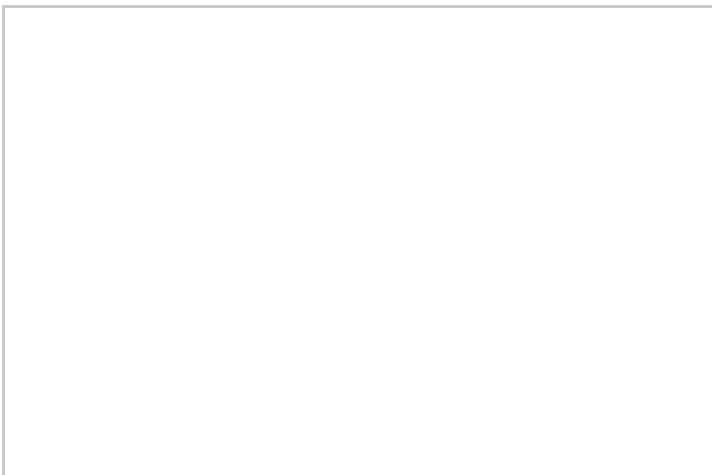
By proceeding with an offer, the successful purchaser agrees to engage the selling agent for ongoing property management services. A Property Management Agreement will be provided prior to the offer being formally accepted, together with details of the Buyer's Premium payment.

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.

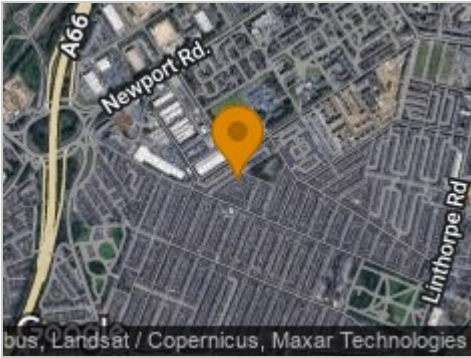
The Buyer's Premium will be refunded in full should the seller withdraw from the sale prior to completion.



Road Map



Hybrid Map



Terrain Map



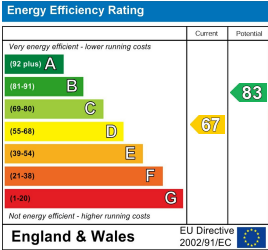
Floor Plan



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.