



## 27 Brecon Gardens , Middlesbrough, TS6 9RZ

Auction Guide £85,000

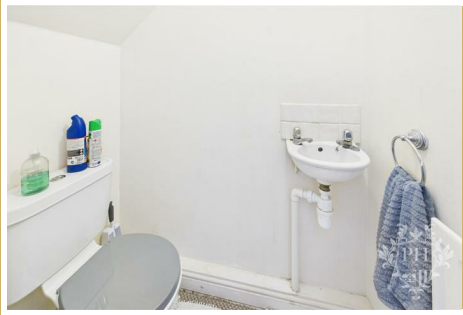




# 27 Brecon Gardens

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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.

## AUCTION INFORMATION

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. Payment varies but will be no more than £450.00. These services are optional.

## HALLWAY

2'10" x 15'1" (0.86m x 4.60m )

Step through the front entrance of the property and you'll find yourself in a welcoming hallway. From here, you can easily access the spacious reception room, the well-appointed kitchen, a convenient ground floor w.c., and the staircase leading up to the first floor.

## RECEPTION ROOM

12'9" x 11'11" (3.89m x 3.63m )

Tucked away at the back of the house, the reception room offers a cozy spot perfect for relaxing or entertaining. There's plenty of space for a comfortable two-piece suite and additional storage furniture, so you can keep things tidy without sacrificing style. Natural light streams in through a small UPVC double-glazed window, while a set of sliding patio doors opens directly onto the rear garden, making it easy to enjoy the outdoors or let in a fresh breeze. A striking feature fire surround with a traditional coal fire adds warmth and character, creating a welcoming atmosphere all year round.

Tel: 01642 462153

## KITCHEN

6'0" x 11'7" (1.83m x 3.53m)

The kitchen sits at the front of the house, catching plenty of natural light through a large UPVC double glazed window that keeps the space bright throughout the day. Pale-toned cabinets line the walls, offering a mix of wall-mounted, base, and deep drawer storage, all set off by rich, dark countertops that create a striking visual contrast. There's ample room for your choice of free-standing appliances, so you won't feel cramped when arranging your fridge, cooker, or dishwasher. A neatly fitted radiator ensures the space stays warm and comfortable, making this kitchen as practical as it is inviting.

## GROUND FLOOR W.C

2'10" x 4'11" (0.86m x 1.50m)

Tucked away beneath the staircase, the ground floor w.c offers a compact yet thoughtfully designed two-piece suite. Inside, you'll find a sleek hand basin and a modern toilet, both set against a backdrop of clean lines. A well-placed radiator ensures the space stays warm and comfortable, making this convenient restroom both practical and inviting.

## LANDING

6'4" x 4'11" (1.93m x 1.50m)

The landing gains access to the two spacious bedrooms, family bathroom and loft.

## BEDROOM ONE

12'5" x 11'5" (3.78m x 3.48m)

The first bedroom faces the front of the property, offering a pleasant view and plenty of natural light through its large UPVC double glazed window. Spacious enough to comfortably accommodate a double bed, the room still leaves ample space for larger wardrobes or storage units. A soft, neutral-toned carpet adds warmth underfoot, while the radiator ensures the room stays cozy year-round.

## BEDROOM TWO

6'5" x 12'1" (1.96m x 3.68m)

The second bedroom is tucked away at the back of the house, offering a quiet retreat from the main living areas. There's plenty of room for a single bed, along with a few essential storage pieces—think a compact dresser or a small wardrobe. Natural light filters in through a UPVC double-glazed window, and the space stays cozy year-round thanks to a wall-mounted radiator. Soft carpeting covers the floor, adding a touch of warmth and comfort underfoot.

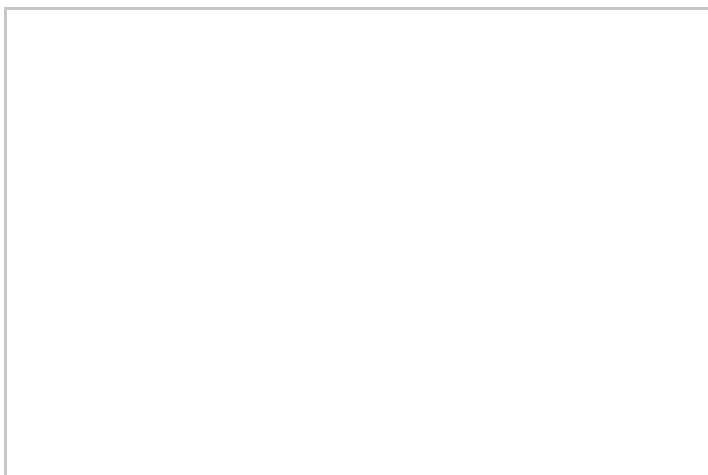
## BATHROOM

5'7" x 5'6" (1.70m x 1.68m)

The bathroom features a classic three-piece suite, complete with a paneled bathtub, a hand basin, and a discreet low-level toilet. Partially tiled walls add a touch of elegance and make maintenance easy, while a UPVC double-glazed frosted window lets in soft, natural light without compromising privacy. A radiator ensures the space stays warm and comfortable year-round.

## EXTERNAL

The property features a charming front garden, complete with greenery and enough space for off-street parking. At the back, you'll find a private, fenced garden that includes a sunny patio area—perfect for relaxing or entertaining—and a sturdy wooden shed for extra storage.



Road Map



Hybrid Map



Terrain Map



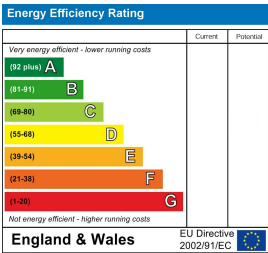
Floor Plan



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.