

## 27 Keswick Grove, Middlesbrough

Starting Bid: £175,000.00



Fantastic family home offering a lot of space to any family buyer. Featuring Gas Central Heating and Double Glazing the spacious accommodation briefly comprises Entrance Hall, WC/Cloakroom, Lounge, Dining room, and Fitted kitchen to the ground floor. Rising to the first floor the landing gives way to Four good size bedrooms and a well equipped family bathroom. Externally to the front /side is a large block paved driveway leading to a large garage/workshop with a good loft space. To the rear is an enclosed Garden with lawn and paved patio areas.

### Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £220.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### **Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

### **Disclaimer**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **Rooms**

#### **Entrance Hall**

Front door, Storage cupboard, Side facing window, Radiator, Carpet to the floor

#### **Cloakroom/wc**

Cloakroom fitted with WC and Wash hand basin, Front facing window, Radiator

#### **Lounge 14' 4" In to Bay x 12' 5" ( 4.37m In to Bay x 3.78m )**

Front facing Bay window, Faïence place, Radiator

#### **Dining Room 10' 5" x 17' 2" max ( 3.17m x 5.23m max )**

Patio doors leading out to the rear garden, 2 x Radiator, Carpet to the floor, Coved Ceiling

#### **Kitchen 18' 10" x 8' 11" Max ( 5.74m x 2.72m Max )**

Fitted Kitchen with Wall and Base units, Boiler, Radiator

#### **Landing**

Stairs from the Entrance Hall, Loft access, Carpet

#### **Bedroom One 10' 6" Max x 14' 1" In to Bay ( 3.20m Max x 4.29m In to Bay )**

Front facing Bay window, Fitted Wardrobes, Radiator

#### **Bedroom Two 12' 5" x 10' 5" ( 3.78m x 3.17m )**

Rear facing window, Radiator, Carpet to the floor

#### **Bedroom Three 10' x 7' 1" ( 3.05m x 2.16m )**

Front and Side facing windows, built in Wardrobes, Radiator, Carpet to the floor.

#### **Bedroom Four 7' 10" x 10' 4" ( 2.39m x 3.15m )**

Rear facing window, Radiator, Carpet to the floor

#### **Bathroom**

Rear facing window, fitted bathroom suite comprising Vanity Wash Hand Basin, WC, Bath, Shower Cubicle, Tiled floor