

MADDREN WAY, LINTHORPE, MIDDLESBROUGH, TS5 5BD



FOR SALE BY AUCTION
***** Taking Bids Now *****



- ▲ Chain Free Sale
- ▲ Gas Central Heating System with a Combi Boiler
- ▲ UPVC Double Glazed Windows & Exterior Doors
- ▲ Open Plan Lounge/Diner
- ▲ Three Bedrooms with the Master Having an En Suite

Guide Price £115,000

www.michaelpoole.co.uk

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*** For Sale By Auction ***TAKING BIDS NOW *** Option 2 ***
www.agentspropertyauction.com

A great starting point for first time buyers and young couples alike with a combi boiler, detached garage, and open plan lounge/diner. It's a great steppingstone onto the market.

GROUND FLOOR

ENTRANCE HALL

Composite entrance door, wood grain effect laminate flooring, stairs leading to the first floor. Radiator.

WC

Close coupled toilet, vanity wash basin, radiator and wood grain effect laminate flooring.

LOUNGE - 2.9m x 4.9m (9'6" x 16'1")

With radiator.

DINING ROOM - 2.82m x 2.3m (9'3" x 7'7")

With radiator and French doors leading to the rear garden.

KITCHEN - 2.8m x 2.54m (9'2" x 8'4")

With wall, drawer and floor units, wood grain effect roll edge worktop, electric oven, four ring gas hob with stainless-steel splashback and integrated extractor fan, stainless sink, space for washer and space for a fridge/freezer. Radiator and wood grain effect laminate flooring.

FIRST FLOOR

LANDING

Loft access and storage cupboard.

BEDROOM 1 - 3.48m x 2.92m (11'5" x 9'7")

With radiator.

EN-SUITE - 2.03m x 1.24m (6'8" x 4'1")

With close coupled toilet, pedestal washbasin and cubicle shower, radiator, wood grain effect laminate flooring and extractor fan.

BEDROOM 2 - 4.32m (14'2") reducing to 3.45m (11'4") x 2.92m (9'7")

With radiator.

TO VIEW: Tel: 01642 254222

64-66 Borough Road, Middlesbrough, TS1 2JH

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BEDROOM 3 - 2.87m x 1.93m (9'5" x 6'4")

With radiator.

BATHROOM - 1.88m x 2.13m (6'2" x 7')

Modern three-piece suite comprising close coupled toilet, vanity washbasin and bathroom. Radiator and wood grain effect laminate flooring.

EXTERNALLY

GARDENS

To the rear there is an enclosed rear garden with patio and lawn and access to the garage.

GARAGE

Single storey garage with a pitched roof with electric.

AUCTION HOUSE DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

DISCLAIMER - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

AGENTS REF: - TM/GD/MID220728/06092023

Council Tax Band: C **Tenure:** Freehold

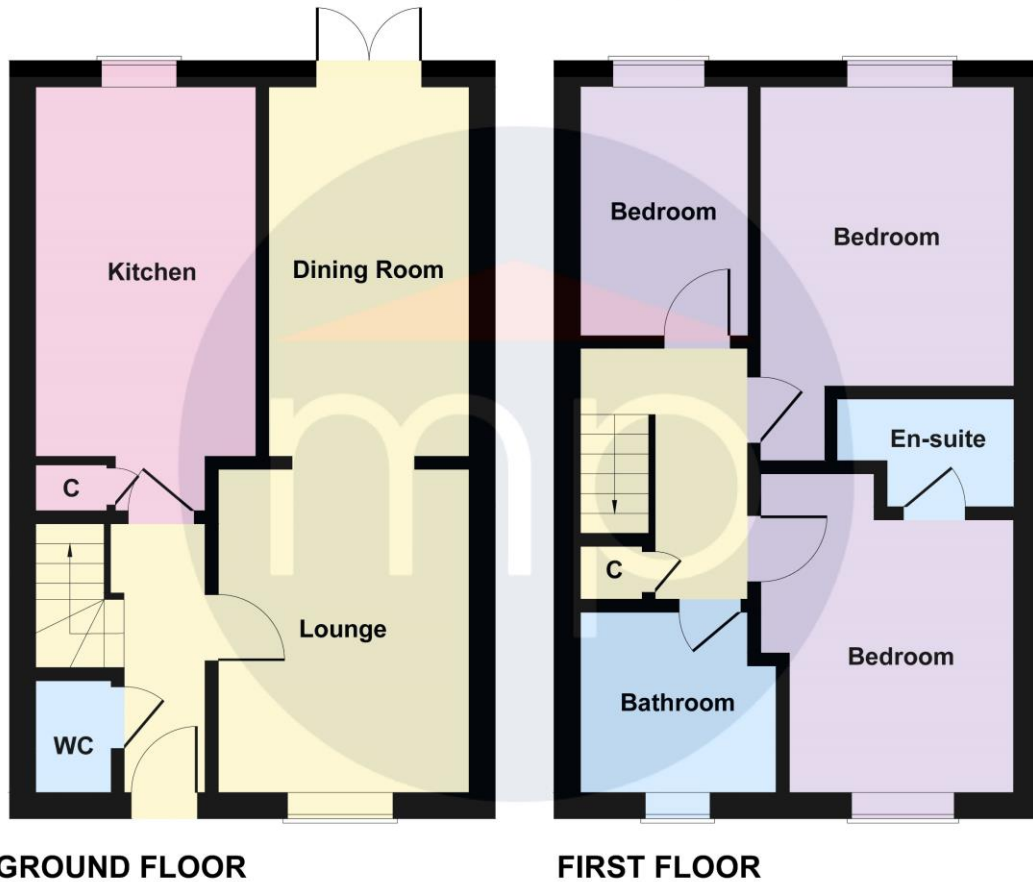
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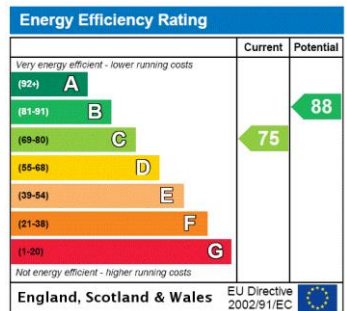


106 Maddren Way



Not to Scale. Produced by The Plan Portal 2023
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