

FALKLANDS CLOSE, MARSKE-BY-THE-SEA, TS11 6DN



FOR SALE BY AUCTION
Wednesday 27th March 2024



- ▲ Semi Detached Bungalow
- ▲ Two Bedrooms
- ▲ Loft/Storage Area
- ▲ Highly Sought After Area
- ▲ Minutes to High Street
- ▲ Conservatory
- ▲ Generous Driveway
- ▲ Fantastic Size Garden

Guide Price £180,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION ***
Wednesday 27th March 2024 *** Option 2 ***
www.agentspropertyauction.com

Located in a highly sought after close within Marske by the Sea this roomy semi-detached bungalow ticks plenty of boxes. Brilliant convenient location within minutes to the bustling High Street. Early viewing is encouraged to fully appreciate this lovely property.

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINER - 3.68m x 5.03m (12'1" x 16'6")

KITCHEN - 2.8m x 4.27m (9'2" x 14')

CONSERVATORY - 5.33m x 2.29m (17'6" x 7'6")

BEDROOM ONE - 3.76m x 2.72m (12'4" x 8'11")

BEDROOM TWO - 3.15m x 2.82m (10'4" x 9'3")

BATHROOM - 1.73m x 2.36m (5'8" x 7'9")

FIRST FLOOR

LOFT/STORAGE ROOM 1 - 3.96m x 3.35m (13' x 11')

LOFT/STORAGE ROOM 2 - 3.96m x 3.05m (13' x 10')

EXTERNALLY

SECTIONAL CONCRETE STORAGE - 0.3m x 4.72m (1' x 15'6")

TO VIEW: Tel: 01642 285041
30-32 Station Road, Redcar, TS10 1AG

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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.

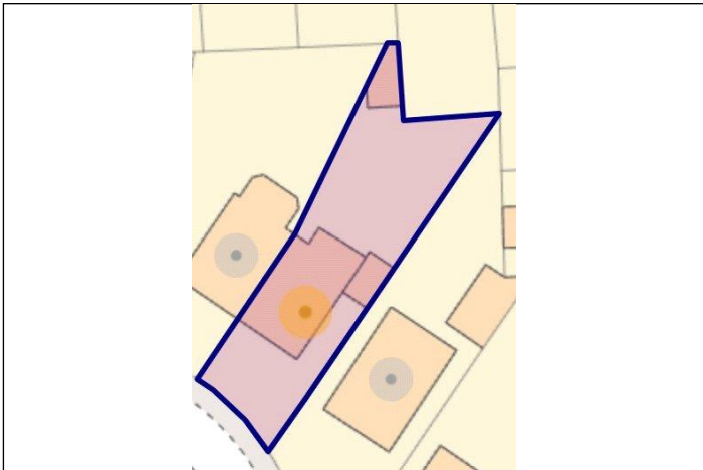
AGENT REF: - CF/EE/NUN230335/150623

Council Tax Band: B **Tenure:** Freehold

TO VIEW: Contact our Redcar office on
Tel: **01642 285041**

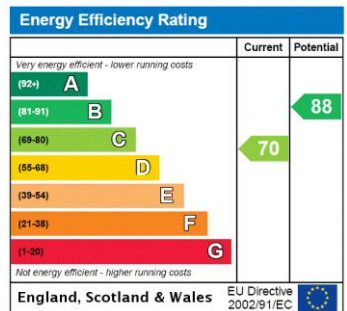








The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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