



FOR SALE BY AUCTION. STARTING BID PRICE £63,000

SMITH & FRIENDS are pleased to offer for sale a three bedroom mid terrace house. Eltham Crescent is located off Tedder Avenue in a popular residential area on the outskirts of Thornaby within easy walking distance of local shops, schools for all age groups, regular bus services and an excellent network of roads including the A19 providing easy access to the surrounding residential and commercial areas.

This property is perfect for an investor to refurbish the property or for Buy-to-Let, achieving a rental price of approx. £675-£725 PCM, depending on finished spec.

The property briefly comprises of; Spacious Lounge, Kitchen/ Dining Room with under stairs storage cupboard, Landing, Three Bedrooms, Separate Bathroom and Separate Toilet.

Externally a front garden enclosed by timber fencing laid to lawn with paved footpath. Rear garden enclosed by timber fencing with paved footpath, low maintenance garden and timber garden shed.

For a viewing contact SMITH AND FRIENDS ESTATE AGENTS

Eltham Crescent, Thornaby, Stockton-On-Tees, TS17 9RA

3 Bed - House - Mid Terrace

Starting Bid £63,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



Eltham Crescent, Stockton-On-Tees, TS17 9RA

GROUND FLOOR

Lounge
Kitchen/Diner
Storage Cupboard

FIRST FLOOR

Landing
Bedroom 1
Bedroom 2
Bedroom 3
Bathroom
Separate Toilet

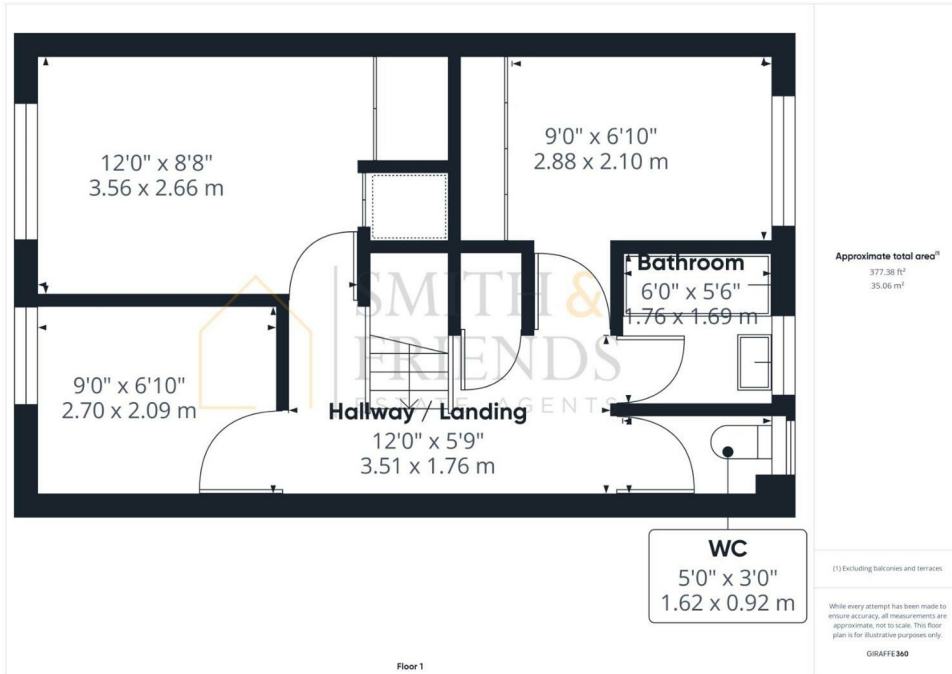
Auctioneers Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £445 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/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. These services are optional.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	

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