



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 4.50% 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.

This excellent size end terrace property comes to the market with three bedrooms, bathroom and separate w/c. The house is chain free and is advertised with vacant possession. With open plan lounge/diner this property would certainly appeal to a range of potential buyers. Located close to schools, shops and local amenities. Externally: Street parking and rear yard. Please call Smith & Friends to arrange a viewing.

Ellerburne Street, Thornaby, TS17 7JL

3 Bed - House - End Terrace

Starting Bid £58,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



Ellerburne Street, Thornaby, TS17 7JL

HALLWAY

uPVC front door, laminate flooring and radiator.

LOUNGE

Open plan with dining area, double glazed bay window to front aspect, double glazed window to rear aspect, laminate flooring, 3 radiators.

KITCHEN

uPVC door to side aspect, double glazed window to rear aspect, radiator, laminate flooring, white kitchen units and storage.

BATHROOM

Bath, shower, wash hand basin, WC, cupboard, laminate flooring and double glazed window to side aspect.

WC

Double glazed window to side aspect, WC, wash hand basin, radiator and part tiling.

LANDING

Carpet, storage cupboard and loft access.

BEDROOM 1

Carpet, radiator and double glazed window to front aspect.

BEDROOM 2

Carpet, radiator and double glazed window to rear aspect.

BEDROOM 3

Double glazed window to rear aspect, radiator and carpet.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 57 | 78 |
| | | EU Directive 2002/91/EC | |

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.

21 Bishop Street, Stockton-on-Tees, TS18 1SY
01642 607555
stockton@smith-and-friends.co.uk
www.smith-and-friends.co.uk

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ESTATE AGENTS