



This property has come to the market with Smith & Friends Estate Agents and would be an excellent investment or first-time buyer purchase. No forward chain the property comprises of open plan lounge/diner, fitted kitchen, bathroom and two double bedrooms. More photos to follow.

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 £300.00 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.
https://www.rightmove.co.uk/properties/160309361#/?channel=RES_BUY

Salisbury Street, Thornaby, TS17 7HY

2 Bed - House - Mid Terrace

Starting Bid £49,000

EPC Rating: E

Council Tax Band: A

Tenure: Freehold



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ENTRANCE HALLWAY

Carpet, radiator, stairs to upper level.

LOUNGE

11' x 10'11 (3.35m x 3.33m)

Double glazed bay window to front aspect, carpet, radiator.

DINER

11' x 10'11 (3.35m x 3.33m)

Archway to lounge, carpet, radiator, double glazed window to rear aspect.

KITCHEN

9'9 x 6'8 (2.97m x 2.03m)

Part tiled, double glazed window to side aspect.

LANDING

5'8 x 11'4 (1.73m x 3.45m)

Loft access.

BEDROOM ONE

9'11 x 14'11 (3.02m x 4.55m)

Double glazed window to front aspect, radiator, carpet.

BEDROOM TWO

10'11 x 8'11 (3.33m x 2.72m)

Double glazed window to rear aspect, radiator, carpet, storage cupboard.

BATHROOM

5'7 x 6'11 (1.70m x 2.11m)

Double glazed window to side aspect, shower, wash hand basin, WC.

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.

