



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 well-presented mid-terrace home is ready to move into and is ideal for first-time buyers or those looking for a sound investment. The ground floor features an entrance hallway, a downstairs cloakroom, a modern kitchen, and

Linden Grove, Thornaby, Stockton-On-Tees, TS17 8DR
3 Bed - House - Mid Terrace
Starting Bid £73,000
EPC Rating: C
Council Tax Band: A
Tenure: Freehold



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ENTRANCE HALLWAY
Front door, radiator, carpet.

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

LOUNGE
Fire surround, carpet, double glazed windows to front and rear aspects.

KITCHEN
Double glazed window to rear aspect, double glazed door to rear aspect, radiator, flooring.

LANDING
Double glazed window to rear aspect, carpet, loft access.

BEDROOM
Double glazed window to front aspect, radiator, storage cupboard, carpet.

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

BEDROOM
Double glazed window to rear aspect, radiator, fitted wardrobes.

BATHROOM
Partly tiled, bath, wash hand basin, WC, flooring, heated towel rail, double glazed window to rear aspect.



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		87
(81-91) B		
(69-80) C	72	
(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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