



START BID £135,000 SUBJECT TO RESERVE PRICE

SMITH & FRIENDS are delighted to offer this rare to the market three bedroom semi detached property with NO CHAIN INVOLVED. This excellent constructed two-story property spanning an impressive 839.59 square feet, offering an abundance of functional spaces to suit any lifestyle and perfect for those wanting to put their stamp on. The ground floor features an inviting living room, a versatile dining room/kitchen leading to the rear porch area. To the first floor are three bedrooms and a bathroom suite featuring a three piece suite. Externally to the front of the property the home occupies a fantastic corner plot with off street parking for two vehicles leading to the garage and a rear low maintenance garden. Viewings come highly recommended to fully appreciate.

Tollesby Lane, Middlesbrough, TS7 8JQ

3 Bed - House - Semi-Detached

Starting Bid £135,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Tollesby Lane, Middlesbrough, TS7 8JQ



NB

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

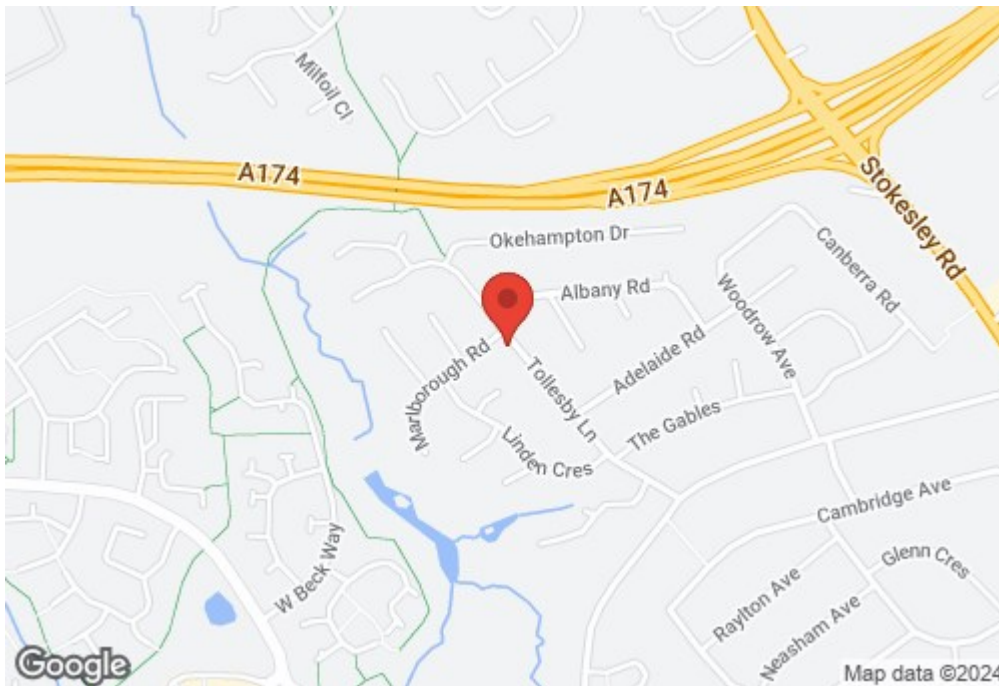
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property.

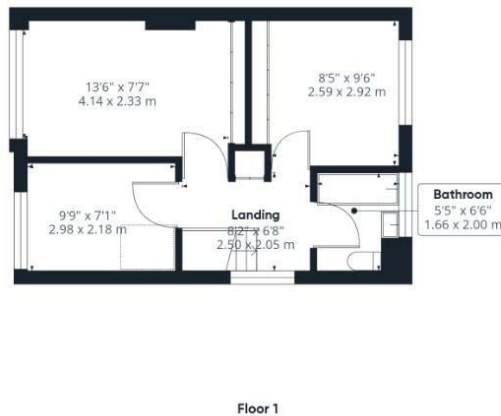
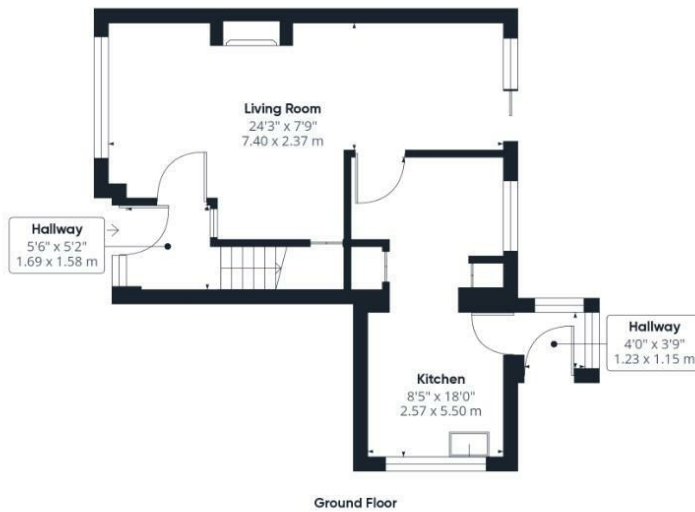


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www.smith-and-friends.co.uk

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Approximate total area¹⁾
843.89 ft²
78.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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 and conveyancing 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		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

26 Stokesley Road, Marton, Middlesbrough,
TS7 8DX
01642 313666
middlesbrough@smith-and-friends.co.uk



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