



\*\*\*\* START BID £81,000 SUBJECT TO RESERVE PRICE \*\*\*\*

SMITH & FRIENDS welcome to the market this three bedroom detached property ideally situated close to local Ormesby amenities and transport links. This spacious living accommodation comprises of, an entrance hallway, downstairs cloakroom/WC, spacious lounge with stairs to the first floor and kitchen/diner on the ground floor with access to the garden. To the first floor there are two double bedrooms, a single bedroom and a family bathroom suite fitted with a white three piece suite. Externally the property benefits from rear enclosed garden which is mainly laid to lawn. To the front of the property is a front garden, drive and single garage.

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.

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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).

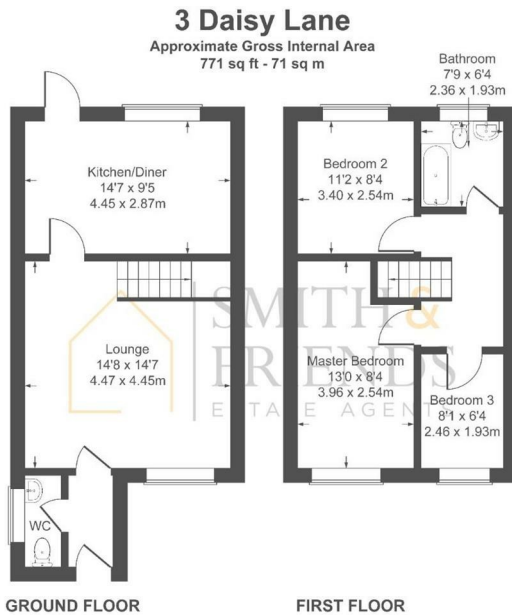
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of 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.

**Daisy Lane, Ormesby, Middlesbrough, TS7 9JF**  
**3 Bed - House - Detached**  
**Starting Bid £81,000**  
**EPC Rating:**  
**Council Tax Band: B**  
**Tenure: Freehold**



**SMITH & FRIENDS**  
 ESTATE AGENTS

# Daisy Lane, Middlesbrough, TS7 9JF



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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		
(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		EU Directive 2002/91/EC	

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