



FOR SALE BY AUCTION. STARTING BID PRICE £55,000

**** IDEAL FOR INVESTMENT / FIRST TIME BUYERS / BUY-TO-LET ****

SMITH & FRIENDS are pleased to bring to the market this Three Bedroom Mid-Terraced House, located close to Middlesbrough Town Centre and within close proximity of shops, schools and other amenities.

The property is in need of a full refurbishment, and would suit an investor looking to create a Buy-to-Let Property, or a First Time Buyer looking for their first home.

The property briefly consists of; Entrance Hall, Lounge, Spacious Kitchen with Understairs Cupboard, Outer Porch, and Single Garage at the Rear of the Property. The First Floor Provides a Landing, Leading to Two Double Bedrooms, One Single Bedroom and Family Bathroom.

Externally, the Front of the Property has a Forecourt with on street parking, and to the Rear of the Property you will find a Yard, and Single Garage.

This property is a must to view. For a viewing contact SMITH & FRIENDS Estate Agents - Middlesbrough

Wicklow Street, Middlesbrough, TS1 4RH

3 Bed - House - Mid Terrace

Starting Bid £55,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



Wicklow Street, Middlesbrough, TS1 4RH

GROUND FLOOR

Entrance Hall
4'4" x 3'9" (1.33m x 1.15m)

Lounge
14'7" x 13'0" (4.46m x 3.98m)

Kitchen / Dining Room
7'4" x 16'8" (2.26m x 5.09m)

Hallway
4'0" x 7'11" (1.22m x 2.42m)

Garage
14'1" x 9'0" (4.30m x 2.76m)

FIRST FLOOR

Landing
6'0" x 4'0" (1.83m x 1.23m)

Bedroom 1
10'8" x 9'0" (3.26m x 2.76m)

Bedroom 2
11'6" x 9'3" (3.51m x 2.83m)

Bedroom 3
6'7" x 6'11" (2.01m x 2.12m)

Family Bathroom
7'4" x 7'1" (2.25m x 2.17m)

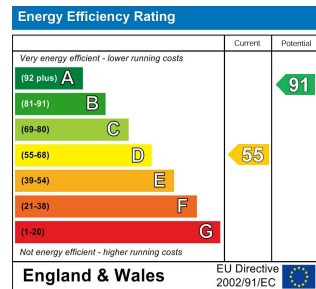
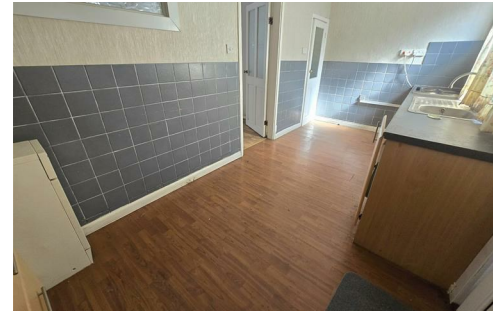
Auctioneers Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £445 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/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. These services are optional.



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.

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