

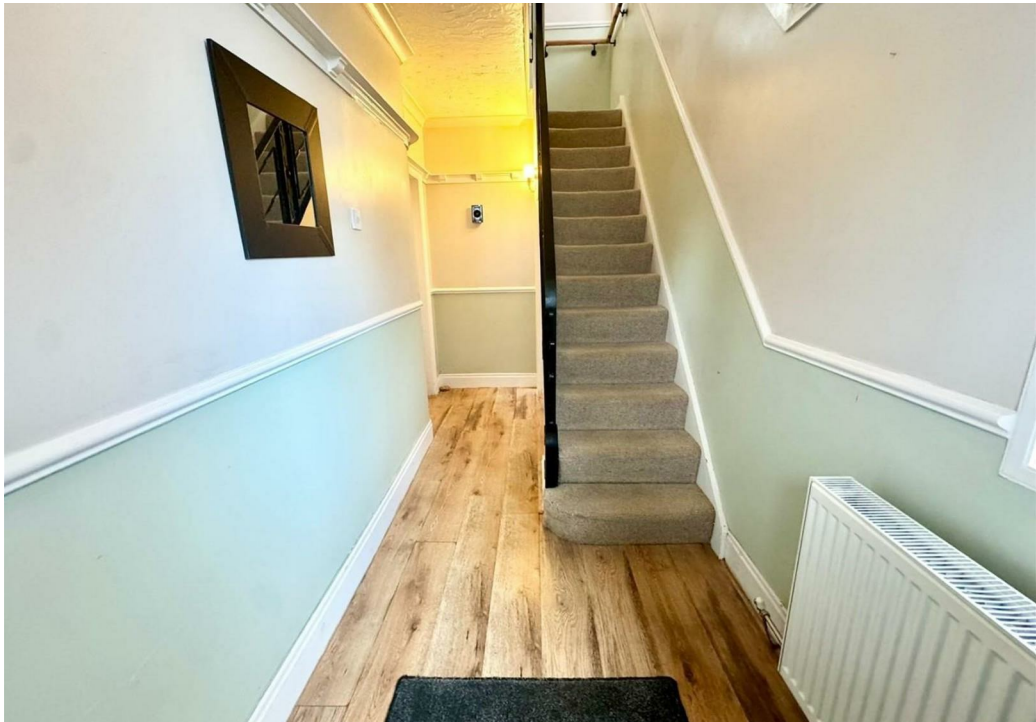


Cargo Fleet Lane, Middlesbrough, TS3 0PN
3 Bed - House - Semi-Detached
Starting Bid £105,000

Council Tax Band: C
EPC Rating: E
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Cargo Fleet Lane, TS3 0PN

*** FOR SALE VIA AUCTION *** START BID £105,000 *** SUBJECT TO RESERVE PRICE ***

SMITH & FRIENDS are delighted to offer to the market this three bedrooms semi detached property situated on Cargo Fleet Lane and offered with NO CHAIN INVOLVED. The home is perfect for buyers looking to put their own stamp on it and viewings come highly recommended to fully appreciate. The deceptively spacious living accommodation briefly comprises; lengthy entrance hallway, open plan living space leading into the dining room and a fitted kitchen to the rear. To the first floor landing are three bedrooms (two doubles and one single) and an attractive shower room fitted with a three piece suite. Externally to the front of the property is gated access leading to a well maintained garden with a driveway to the side for 2 cars leading to the single garage. To the rear of the property low maintenance garden which is decked and laid to artificial lawn.

*** PLEASE REFER TO AUCTIONEER COMMENTS ***

Auctioneer Comments

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 £6,600.00 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.

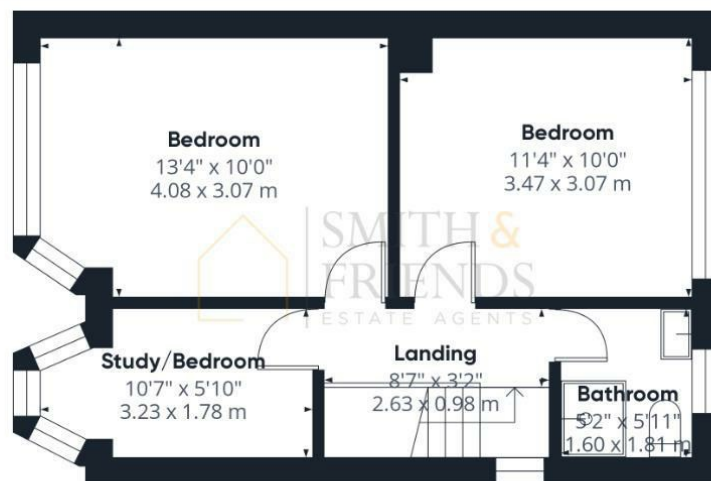








Ground Floor



Floor 1

Approximate total area⁽¹⁾

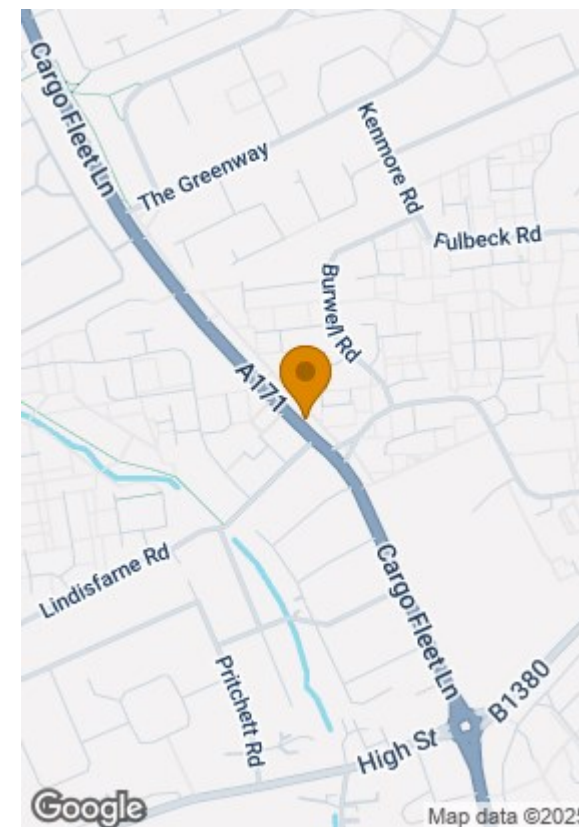
833.02 ft²
77.39 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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		48	75
		EU Directive 2002/91/EC	

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.

26 Stokesley Road, Marton, Middlesbrough, TS7

8DX

Tel: 01642 313666

middlesbrough@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS