



*** SOLD BY MODERN METHOD OF AUCTION; STARTING BID £49,999 PLUS RESERVATION FEE ***

Sold with tenant in situ - Church Walk enjoys a front outlook overlooking open green space, this spacious and affordable three-bedroom semi-detached home is ideal for investors.

The ground floor comprises a generous dual aspect lounge, well equipped kitchen fitted with a range of wall, base and drawer units, ample space for a dining table, and useful downstairs toilet. To the first floor are two double bedrooms, and a good sized third bedroom, and a modern family bathroom. Externally, enclosed front and rear gardens.

Well positioned for access to Middlesbrough town centre, the property is within easy reach by cycle, bus, or car, placing a wide range of shops, restaurants, and amenities close by. Middlesbrough is home to Teesside University, MIMA art gallery, the Riverside Stadium, and James Cook Hospital among many other attractions. Excellent road and rail links service the area, with the A19 readily accessible for commuters.

Please note the property is Sold As Seen.
See auctioneers comments for further information.

Church Walk, Middlesbrough, TS3 9HX

3 Bed - House

Starting Bid £49,999

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



Church Walk, Middlesbrough, TS3 9HX

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE

17'1 x 11'10 (5.18m'0.30m x 3.35m'3.05m)

DINNG KITCHEN

11'1 x 11'10 (3.35m'0.30m x 3.35m'3.05m)

DOWNSTAIRS TOILET

FIRST FLOOR

BEDROOM 1

12'1 x 9'10 (3.66m'0.30m x 2.74m'3.05m)

BEDROOM 2

12'11 x 7'9 (3.66m'3.35m x 2.13m'2.74m)

BEDROOM 3

12'1 x 6'11 (3.66m'0.30m x 1.83m'3.35m)

FAMILY BATHROOM

Auctioneers 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.



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		
(55-58) 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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