



**\*\* TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £54,000 PLUS RESERVATION FEE \*\***

Smith and Friends are delighted to bring to the market this well presented and spacious two bed, first floor apartment which can be sold with or without sitting tenant. Briefly, this well apartment comprises of communal entrance facility, private hallway, living room open plan to fitted kitchen with appliances, two good sized bedrooms, bathroom/WC. Benefiting from gas fired central heating, UPVC double glazing. Ideally located with James Cook University Hospital a stroll away and Middlesbrough town centre reached by excellent transport links.

**Marton Road, Middlesbrough, TS4 2PB**

**2 Bedroom - Apartment**

**Starting Bid £54,000**

**EPC Rating: B**

**TENURE: Leasehold**

**COUNCIL TAX BAND: B**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Marton Road, Middlesbrough, TS4 2PB



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

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

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