



\*\* TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £81,000 PLUS RESERVATION FEE \*\*

VIEWINGS AND OFFERS are invited on this extended home coming to the market with no chain. This updated property is well presented throughout and likely to appeal to those looking to buy their first home or to a buy to let investor.

The accommodation briefly comprises of: Entrance hall with stairs to the first floor. The open plan lounge and dining area has sliding patio doors opening into the conservatory and access to the well fitted kitchen. To the first floor there are three good sized bedrooms and a modern white and chrome family bathroom. Externally there are enclosed front and rear gardens.

The property also benefits from uPVC DG and GCH.

Evesham Road is conveniently situated for local facilities and early inspection is highly recommended.

**Evesham Road, Middlesbrough, TS3 0BD**  
**3 Bed - House - Semi-Detached**  
**Starting Bid £81,000**  
**EPC Rating:**  
**Council Tax Band: A**  
**Tenure: Freehold**

# Evesham Road, Middlesbrough, TS3 0BD

## 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.

## Ground Floor

### Entrance Hallway

Open Plan Lounge / Dining Area  
19'1 x 13'7 ( max ) (5.82m x 4.14m ( max ))

### Conservatory

10'4 x 7'3 (3.15m x 2.21m)

### Kitchen

12'3 x 6'10 (3.73m x 2.08m)

## First Floor

### Landing

Bedroom 1 ( Front )  
12'4 x 10'6 (3.76m x 3.20m)

Bedroom 2 ( Front )  
9'1 x 9' (2.77m x 2.74m)

Bedroom 3 ( Rear )  
9'9 x 6' (2.97m x 1.83m)

### Externally



Not to Scale. Produced by The Plan Portal 2026  
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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