



**** CHAIN FREE**** Positioned on a favourable corner plot within the popular Saffron Gardens development, this good sized Three bedroom detached property comes with viewing recommended. Well presented throughout and ideal for a growing family, the layout comprises of: Entrance hall, lounge with French doors opening onto the garden, open plan dining kitchen, utility and downstairs toilet. To the first floor there are three bedrooms (master with ensuite) and family bathroom. Externally the enclosed rear garden is laid to lawn. Single garage and driveway.

Carson Place, Hemlington, Middlesbrough, TS8 9RL

3 Bed - House - Detached

Starting Bid £225,000

EPC Rating: B

Council Tax Band: D

Tenure: Freehold



Carson Place, Middlesbrough, TS8 9RL

Auctioneer Comments

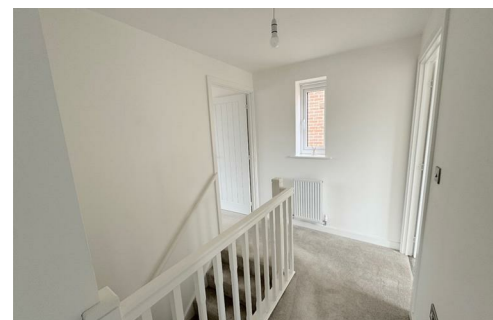
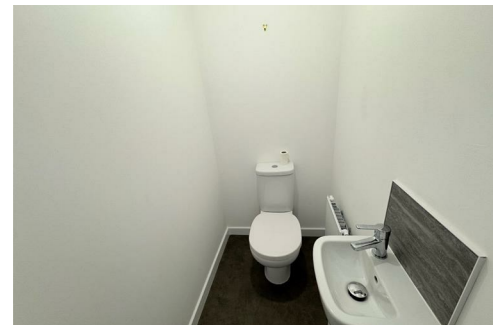
Bradley Hall Auctions are acting in partnership with the appointed Marketing Agent for the sale of this property via online auction and will be referred to throughout as "The Auctioneer."

This property is being offered for sale by online auction under either conditional (Modern) or unconditional (Traditional) auction terms and overseen by the Auctioneer in partnership with the Marketing Agent.

Viewings are strictly by appointment only and must be arranged through either the Marketing Agent or The Auctioneer. Bids must be submitted via The Auctioneer's official website. To place a bid on any property marketed by The Auctioneer, all prospective bidders must complete an identity verification process in line with Anti-Money Laundering regulations. All bidders must review and agree to the auction terms and fees outlined on the Auctioneer's bidding platform when placing bids.

A Legal Pack is available on request and includes all relevant legal documentation, allowing prospective buyers to make an informed decision prior to placing a bid. This pack outlines both the buyer's responsibilities and the seller's obligations. All interested parties are strongly advised to consult a solicitor before proceeding with any property or land title purchase.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the Marketing Agent and The Auctioneer in order that all matters can be dealt with effectively. Your details may be shared with additional service providers via the Marketing Agent and/or The Auctioneer. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A			
(81-91) B		84	
(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, 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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