



Trefoil Wood, Marton-In-Cleveland, TS7 8RR
3 Bed - Bungalow - Detached
Starting Bid £190,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Trefoil Wood, Marton-In-Cleveland, TS7 8RR

An attractive three bedroom detached bungalow situated within a popular residential estate situated within Marton Manor and offered with NO CHAIN INVOLVED. The property has been fully re-decorated and a blank canvas so you can put your own flooring down. The well presented and deceptively spacious living accommodation briefly comprises; entrance porch leading to entrance hall, living room three bedrooms, modern shower room and a fitted kitchen. Externally the property is positioned on a prominent corner plot with a large, well established garden to the rear garden with mature shrubs and trees. To the front is a well maintained garden, with a driveway to the front with the benefit of off road parking with a garage with electric roller door. Viewings come highly recommended to fully appreciate

** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £190,000 PLUS RESERVATION FEE **

PLEASE REFER TO AUCTIONEER COMMENTS.

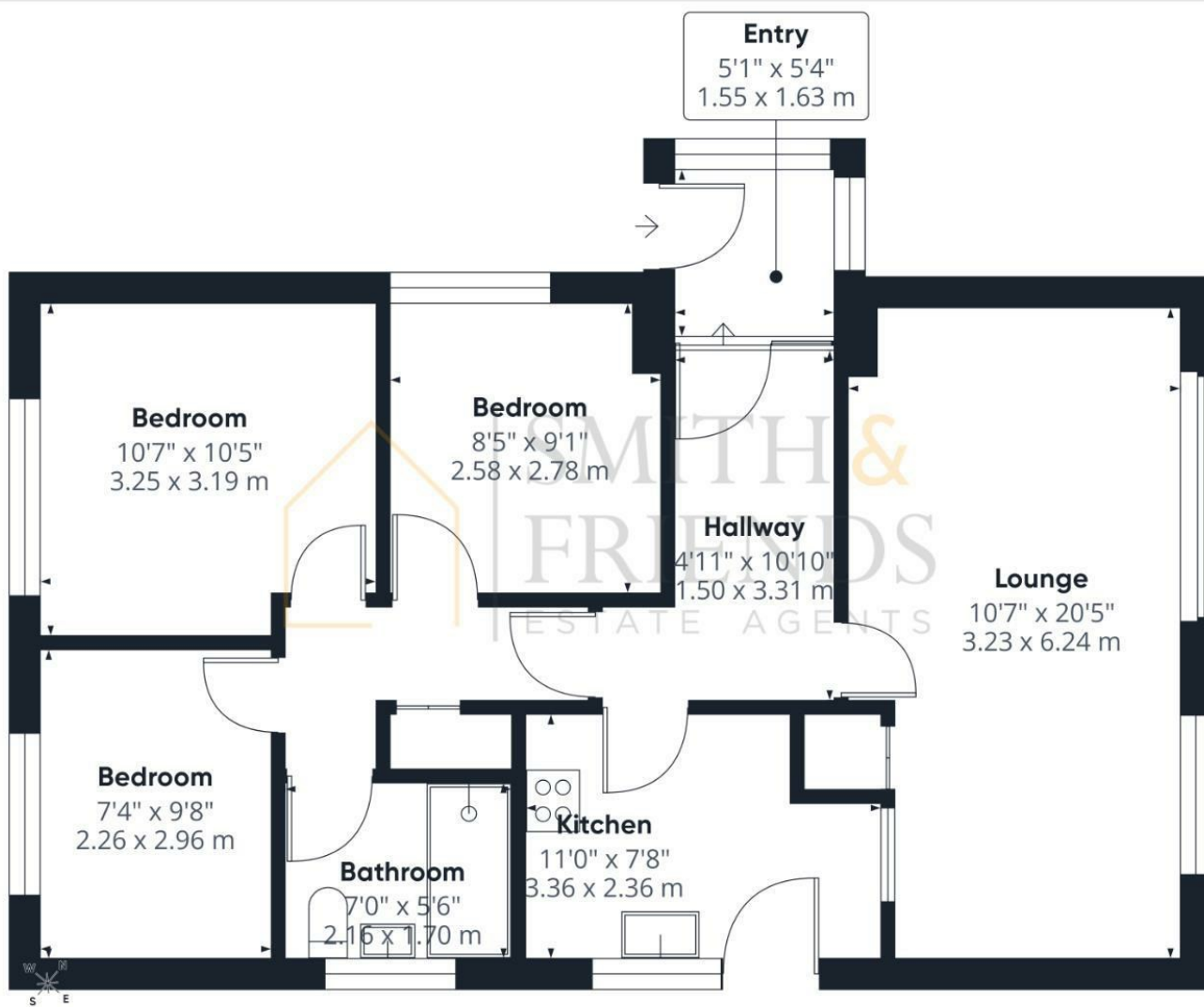
Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-day Reservation Period. Interested parties’ personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.



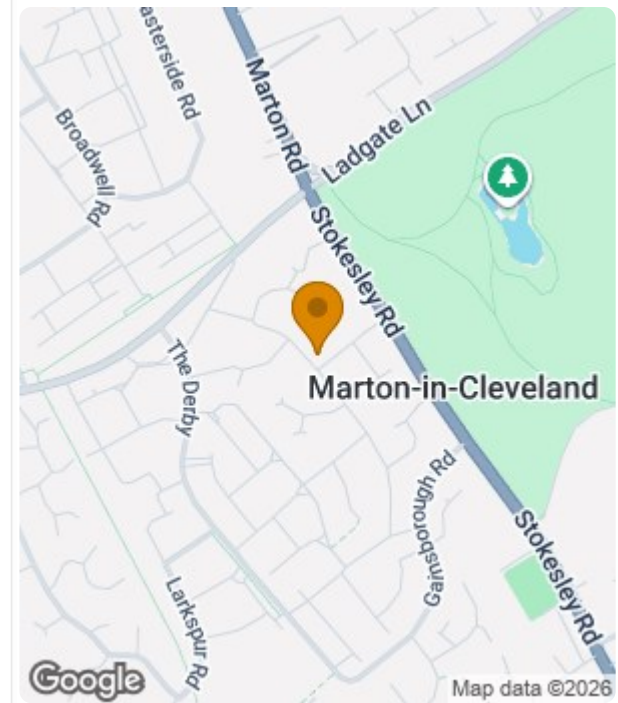


Approximate total area[®]
714 ft²
66.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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		
	71	85
	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