



**** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £99,000 PLUS RESERVATION FEE ****

Smith & Friends are delighted to offer to the market this three bedroom property with vacant possession assured and situated within a pleasant cul-de-sac in the ever so popular TS6 area. The spacious living accommodation briefly comprises; entrance hall, living room, separate dining room, fitted kitchen, three first floor bedrooms and a modern shower room. Externally to the front is a well maintained garden with parking and a detached single garage to the side. To the rear is a fantastic garden which is laid to lawn, a with a mix of patio & stones areas lined with mature shrubs. Viewings come highly recommended to fully appreciate

PLEASE REFER TO AUCTIONEER COMMENTS.

Bowley Close, Middlesbrough, TS6 0JA
3 Bed - House - Semi-Detached
Starting Bid £99,000
EPC Rating:
Council Tax Band: C
Tenure: Freehold



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of Auction. Should you view, will be shared with the

to complete the transaction being received by the buyers (proceed with mortgage (survey and survey)).

agreement and make payment of 4.5% of the purchase price of £100,000 including VAT. The

price and will be considered as part of the energy

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		
(55-68)	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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