



**** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £45,000 PLUS RESERVATION FEE ****

CHAIN FREE - IDEAL INVESTMENT OR FIRST PURCHASE

Close to local amenities and main commuter routes, This one bedroom first floor apartment, comes with viewing recommended. The property offers, an open plan lounge/kitchen, double bedroom and family bathroom. . Externally this house consists of communal parking.

Melton Walk, Hemlington, Middlesbrough, TS8 9NB

1 Bed - Flat

Starting Bid £45,000

EPC Rating: C

Council Tax Band: A

Tenure: Leasehold



Melton Walk, Middlesbrough, TS8 9NB

Auctioneers Comments

This property is for sale by the Modern Method of Auction. Should you view, offer 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 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. The Reservation Fee is considered as part of the chargeable consideration. Buyers will be required to go through an auction process which is a collection of documents in relation to the property.



Melton Walk

Approximate Gross Internal Area
536 sq ft - 50 sq m

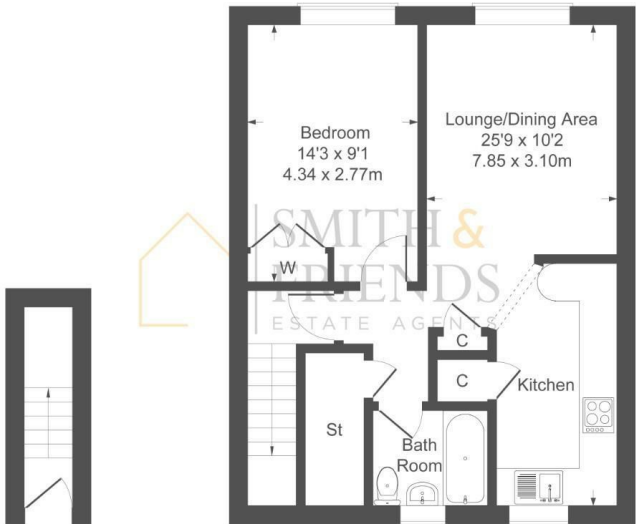
ENTRANCE

HALLWAY

OPEN PLAN LOUNGE / KITCHEN
25'9 x 10'2 (7.62m x 3.05m)

BEDROOM
14'3 x 9'1 (4.27m x 2.74m)

FAMILY BATHROOM



GROUND FLOOR FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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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