



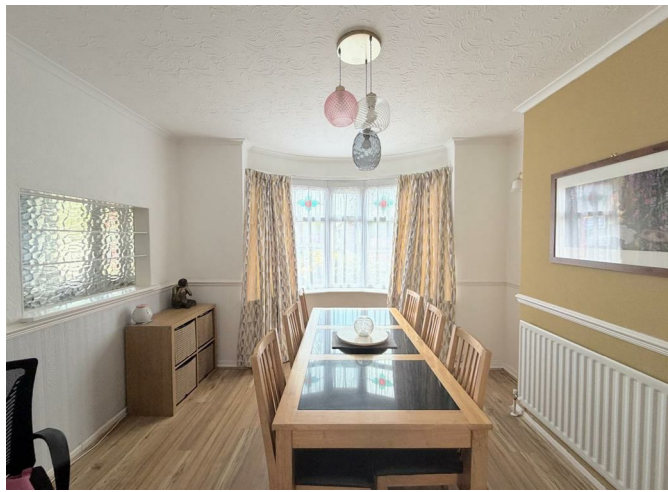
AUCTION

Westbourne Road, TS25 5RE
3 Bed - House - Terraced
Starting Bid £85,000

Council Tax Band: B
EPC Rating: D
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Westbourne Road, TS25 5RE

** TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £85,000 PLUS RESERVATION FEE **

** NO CHAIN INVOLVED ** AVAILABLE IMMEDIATELY **

An impressive three bedroom terraced property offering well presented accommodation with the benefit of a modern refitted kitchen and two reception rooms. The home would make an ideal purchase for a first time buyer or family with detached garage and generous rear garden. The property further features gas central heating and uPVC double glazing.

The accommodation comprises of: entrance hall, lounge with attractive living flame 'coal' effect electric fire with modern surround, separate dining room and modern refitted kitchen. To the first floor are three good size bedrooms and a family bathroom with separate toilet.

Externally is a low maintenance front garden, detached garage and enclosed rear garden.

Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

GROUND FLOOR

HALLWAY

uPVC double glazed glass panelled door, staircase to first floor landing, under stairs storage cupboard, radiator.

LOUNGE

12'3" x 12'3" (3.75 x 3.75)

uPVC double glazed French doors opening onto the rear garden, living flame 'coal' effect electric fire with surround.

DINING ROOM

12'3" x 13'5" (3.75 x 4.11)

uPVC double glazed bay window to front aspect, radiator, sliding glass panelled doors into the lounge.

KITCHEN

10'4" x 12'4" (3.15 x 3.77)

Recently refitted with a range of smart grey wall, base and drawer units with matching worktops, inset sink and drainer, four ring gas hob with electric oven and extractor, plumbing for washing machine (machine excluded) and space for fridge/freezer, large built-in cupboard, uPVC double glazed windows to front and rear aspects, door into the rear lobby.

REAR LOBBY

uPVC double glazed window and uPVC double glazed glass panelled door opening onto the rear garden, space for a freezer.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect.

BEDROOM 1 (front)

15'9" x 11'9" (4.81 x 3.6)

uPVC double glazed bay window to the front aspect, built-in wardrobes, radiator.

BEDROOM 2 (rear)

10'5" x 10'0" (3.2 x 3.07)

uPVC double glazed window to the rear aspect, radiator.

BEDROOM 3 (front)

9'10" x 7'3" (3 x 2.23)

uPVC double glazed window to the front aspect, radiator.

FAMILY BATHROOM

Double width shower cubicle and pedestal wash hand basin; co-ordinated tiled walls, radiator and airing cupboard. SEPARATE WC.

EXTERNALLY

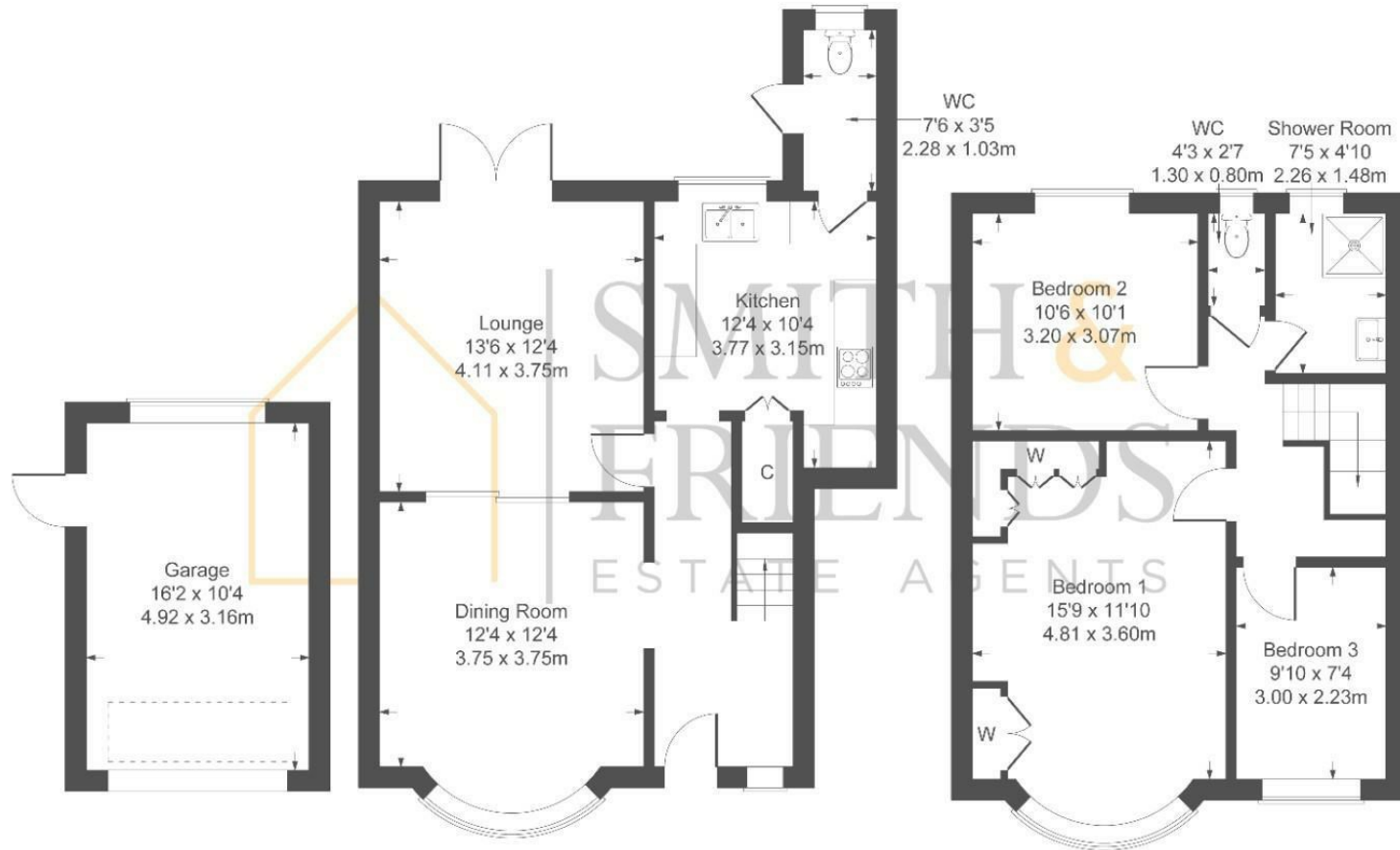
The enclosed rear garden has been immaculately maintained which has mature and well stocked flower beds, a paved patio area and lawn. The SINGLE GARAGE (larger than normal) is accessed from the rear of the property.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Westbourne Rd

Approximate Gross Internal Area
1281 sq ft - 119 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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