



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

A well-presented two-bedroom mid-terraced home, ideally located in a popular part of Acklam, Middlesbrough.

The accommodation briefly comprises entrance porch, spacious lounge/dining room and kitchen to the ground floor. To the first floor are two generous double bedrooms with fitted wardrobes, along with a stylishly re-fitted bathroom.

Further benefits include gas central heating via combi-boiler and uPVC double glazing. Externally, the property enjoys an enclosed lawned garden to the rear and a driveway providing off-street parking and access to the garage.

Perfectly placed close to a range of local amenities including shops, schools and a medical centre.

\*\*\* PLEASE REFER TO AUCTIONEER COMMENTS \*\*\*

**Brackenthwaite, Middlesbrough, TS5 8UG**

**2 Bed - House**

**Starting Bid £99,000**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Freehold**

# Brackenthwaite, Middlesbrough, TS5 8UG

## GROUND FLOOR

### ENTRANCE PORCH

uPVC DG glass panelled door, door into the lounge.

### LOUNGE

19'2 x 11'11 (5.79m'0.61m x 3.35m'3.35m)

uPVC DG window to front, radiator and staircase to first floor landing

### KITCHEN

11'11 x 11'1 (3.35m'3.35m x 3.35m'0.30m)

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer, cooker point, plumbing for washing machine and space for fridge and freezer. UPVC DG window and uPVC DG glass panelled door to rear.



## FIRST FLOOR

### LANDING

Loft access

### BEDROOM 1

11'11 x 11'1 (3.35m'3.35m x 3.35m'0.30m)

UPVC DG window to front, built in wardrobe and radiator.

### BEDROOM 2

12' x 8'4 (3.66m' x 2.44m'1.22m)

uPVC DG window to rear and radiator

### FAMILY BATHROOM

Modern white and chrome suite with panelled bath and shower over, wash hand basin and low level WC. Heated towel rail and extractor fan.



### EXTERNALLY

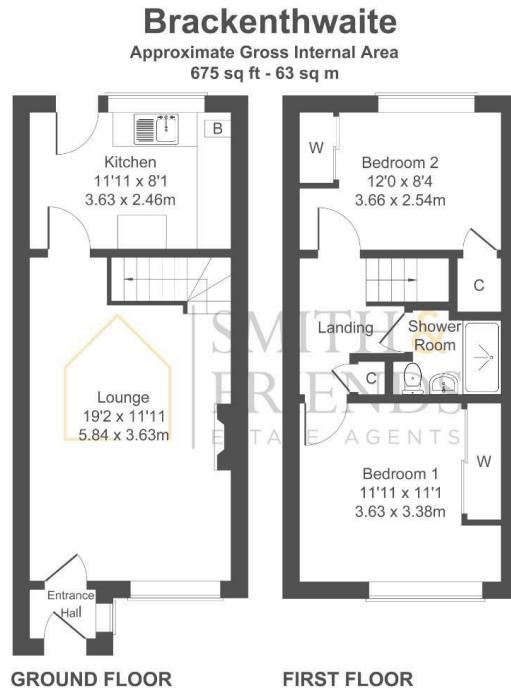
Open plan front garden which is laid to lawn, and enclosed rear garden mainly laid to lawn with gated access. The property also has a single garage.

### Auctioneers Comments

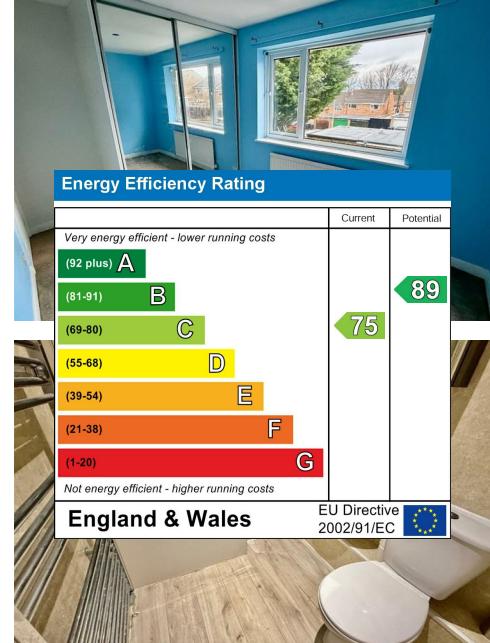
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft 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 including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable 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.



Not to Scale. Produced by The Plan Portal 2025  
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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.